



GEL

Engineering LLC

Environmental | Engineering | Surveying

**Phase I Environmental Site Assessment
Former North Charleston City Hall
4900 Lacross Road
North Charleston, South Carolina
Charleston County TMS No. 472-00-00-011**

Submitted To:

The City of North Charleston
2500 City Hall Lane
North Charleston, South Carolina 29406

April 13, 2012

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Phase I Environmental Site Assessment

**Former North Charleston City Hall
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1.0 Summary

This Phase I Environmental Site Assessment (Phase I ESA) was conducted to identify recognized environmental conditions (RECs), historical RECs, and de minimis conditions associated with an approximate 7.51-acre parcel located at 4900 Lacross Road in North Charleston, Charleston County, South Carolina. The intent of the Phase I ESA is to fulfill certain due diligence requirements of the innocent landowner defense, contiguous owner defense, and bona fide prospective purchaser clause of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Phase I ESA revealed the following:

- The Property is a 7.51-acre tract located at 4900 Lacross Road in North Charleston, South Carolina. The Property is developed with a vacant, five-story office building, parking lot, and a vehicle fueling station operated by the City of North Charleston.
- The Property is generally bound to the north by Sanders Brothers Construction Company, Inc.; to the east by a Norfolk Southern Railway railroad right-of-way and undeveloped properties; to the south by Mall Drive and commercial office buildings; and to the west by Lacross Road and commercial office buildings.
- A review of historical aerial photographs indicates that the Property and adjoining properties to the north, south, and west were previously used as borrow pits for the mining of sand. No onsite or offsite RECs are represented by these historical uses. The Property, as well as the southern and western properties, was subsequently developed for commercial uses, consisting of retail space and office buildings.
- A fuel dispensing system, consisting of three underground storage tanks (UST), fuel lines, and fuel dispensers was identified on the Property. The Property was identified in the Leaking UST (LUST) database. A release was reported in May 1997 and was subsequently issued a letter of no further assessment/action in September 2006. The release of petroleum and the continued storage and distribution of petroleum on the Property represents a REC.

- The ESA identified four LUST sites within 0.50-miles of the Property. Of these sites, only the northern adjacent Sanders Brothers Construction Company, Inc. site located on the northern adjoining property represent a REC based on regulatory status, continued operation, or the potential for residual petroleum hydrocarbons in the subsurface. The remaining LUST sites are not identified as RECs based on their current regulatory status, documented groundwater flow direction, and/or distance from the Property.
- One onsite de minimis condition consisting of empty and partially full containers of suspected algicide was noted. The containers were observed around the base of a cooling tower located to the north of the onsite building. Empty containers should be disposed and the partially full containers should be stored in a designated and protected area.
- No significant data gaps were noted.
- No additional assessment is recommended for the onsite REC. The petroleum release associated with the onsite UST system has been issued a No Further Action (NFA) letter. Groundwater is documented to flow to the east which will minimize potential impacts to the onsite structure by any residual petroleum hydrocarbons remaining in the vicinity of the UST system. The release is also qualified to receive funding from the State Underground Petroleum Emergency Response Bank (SUPERB).
- No additional assessment is recommended for the REC identified on the adjacent Sanders Brothers Construction Company, Inc. site. The release has been documented and actively monitored by SCDHEC. Additionally, a responsible party has been identified and financial responsibility resides with SUPERB.

2.0 Introduction

2.1 Purpose

The City of North Charleston (City) requested that GEL Engineering, LLC (GEL) conduct a Phase I ESA for the 7.51-acre Former North Charleston City Hall property (the Property) located at 4900 Lacross Road in North Charleston, Charleston County, South Carolina. The purpose of this Phase I ESA was to evaluate the Property, and to a more limited scope surrounding properties, for the presence or absence of RECs, historical RECs, and/or de minimis conditions.

A **recognized environmental condition** is described by American Society for Testing and Materials (ASTM) Standard E 1527-05 as: *the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.* A **historical recognized environmental condition** is described by the ASTM Standard as: *an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently.* According to the Standard, **de minimis conditions**: *generally do not present a material risk of harm to public health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.*

2.2 Detailed Scope of Services

GEL has performed a Phase I ESA in accordance with GEL's contract with the City dated January 22, 2010. These services have been performed in general accordance with ASTM Standard E 1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," and in general accordance with 40 CFR Part 312 - "Standards and Practices for All Appropriate Inquiries." Any deletions and/or additional services that deviate from these standards are described within Sections 12.0 and 13.0. These standards do not include investigation into all areas of local, state, tribal, and federal environmental requirements. These requirements were not addressed within this report and GEL is not responsible for other legal obligations for non-compliance with regulations not addressed specifically herein.

2.3 Significant Assumptions

Our findings and opinions are based upon information provided to us by others and our Property observations and are subject to, and limited by, the “Standard Terms and Conditions” agreed upon by the City and GEL. We have not verified the completeness or accuracy of the information provided by others, unless noted otherwise. Our observations were based upon conditions readily visible at the Property at the time of our visit and did not include services typically performed during an Environmental Compliance Audit or a Phase II ESA. If additional information becomes available that may affect our conclusions and/or recommendations, we request the opportunity to review the information, and reserve the right to modify our report, as warranted.

2.4 Limitations and Exceptions

GEL, by virtue of providing the services described herein, does not assume the responsibility of the person(s) in charge of the Property or otherwise undertake responsibility for reporting to any local, state, or federal public agencies any conditions at the Property which may present a potential concern to public health, safety, or the environment. GEL understands that the client will notify the appropriate regulatory agencies as required.

The ASTM Standard does not address whether requirements in addition to *all appropriate inquiry* have been met in order to qualify for the Landowner Liability Protections (*LLPs*), for example, the duties specified in 42 U.S.C. §9607(b)(3)(a) and (b) including the continuing obligation not to impede the integrity and effectiveness of *activity and use limitations (AULs)*, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations.

Performance of the ASTM Standard is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with a *property*, and the ASTM Standard recognizes reasonable limits of time and cost. No *environmental site assessment* can wholly eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with a *property*.

Subject to the ASTM Standard, an *environmental site assessment* meeting or exceeding the ASTM Standard and completed less than 180 days prior to the date of acquisition of the *property* or, for transactions not involving an acquisition, the date of the intended transaction, is presumed to be valid.

2.5 Special Terms and Conditions

This Phase I ESA was conducted in general conformance with the “Standard Terms and Conditions” agreed upon by the City and GEL.

2.6 User Reliance

This report has been prepared for the exclusive use of the City solely for its use and reliance, subject to the terms and conditions agreed upon between GEL and the City for this specific project. These services have been provided in accordance with generally accepted environmental practices. No other warranty, expressed or implied, is made. The contents of this report should not be construed in any way to indicate GEL’s recommendation to purchase, sell, or further develop the Property. Reliance on this report cannot be transferred without the written permission of the City and GEL, and only if the other party agrees to the “Standard Terms and Conditions” agreed upon for this project. Terms and conditions are included in Appendix 19.1.

3.0 Subject Site Description

3.1 Location and Legal Description

The Property consists of a 7.51-acre tract (Charleston County TMS No. 472-00-00-011) and located at 4900 Lacross Road in North Charleston, South Carolina. The General Use of the property is commercial and the City of North Charleston zoning is as belonging to a Commercial Redevelopment District.

3.2 Property and Vicinity General Characteristics

The property is developed with a five story building, parking lot, and fueling station for City of North Charleston vehicles. Surrounding and vicinity properties consist of commercial and light industrial properties.

3.3 Current Use of the Property

The onsite structure is vacant. The onsite fueling station is still in use by the City of North Charleston.

3.4 Description of Structures, Roads, and Other Property Improvements

The 7.51-acre property is developed with a five story building previously used as the North Charleston City Hall. The structure is constructed with steel beams, decking supporting light-weight concrete floors, and brick veneer exterior walls. The roof consists of a membrane roof sealed with asphalt. Driveways and parking areas are surfaced with asphalt. The area surrounding the fueling station dispenser island is paved with concrete. Areas not surfaced with pavement are grassed. Chain-link fences are located along the northern and eastern property lines. Water and sewer services are provided by the Charleston Water System. Electrical services are provided by South Carolina Electric & Gas Company which also operates an overhead power line paralleling the eastern property line.

3.5 Current Uses of the Adjoining Properties

Adjoining properties were examined for conditions that represent existing or potential sources of environmental impact to the Property. The Property and surrounding properties are shown on Figure 2. A summary of the current adjoining properties is provided in the following table.

Direction from Property	Adjoining Property Uses	Topographic relation to the Property	Existing or Potential REC's identified?
North	Sanders Brothers Construction/Knights Redi-Mix	Crossgradient	Yes
East	Norfolk Southern Railway/Woodlands	Downgradient	No
South	Mall Drive/Office Buildings	Crossgradient	No
West	Lacross Road/Office Buildings	Upgradient	No

The Sanders Brothers Construction site is located on the northern adjoining property. Knights Redi-Mix is located to the north of the Sanders Brothers Construction property. The Sanders Brothers Construction site is an active LUST site and groundwater is documented to flow radially which places the Sanders Brothers Construction site potentially upgradient to the Property. Therefore Sanders Brothers Construction is identified as a potential REC.

A Norfolk Southern Railway right-of-way and woodlands border the Property to the east. Mall Drive and office buildings are located to the south of the Property. Lacross Road and offices border the Property to the west. RECs were not identified in association with the eastern, southern, and western adjoining properties.

4.0 User Provided Information

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), the User must provide certain information, if available, to the environmental professional. Failure to provide this information could result in a determination that “all appropriate inquiry” is not complete.

An interview was conducted in the form of a written User Questionnaire which was completed by Mr. Daniel McJunkin, a facility manager with the City of North Charleston. The completed User Questionnaire is attached as Appendix 19.2. Information provided by Mr. McJunkin is presented below in Sections 4.1 through 4.9.

4.1 Title Records

A chain of title for the property was not provided by the client. A partial listing of prior owners of the Property can be obtained from the Charleston County, South Carolina government website (<http://prcweb.charlestoncounty.org/>) and deeds on the Charleston County Register Mesne Conveyance (RMC) website (<http://www2.charlestoncounty.org/>). A summary of the ownership information is provided in the following table.

Parcel TMS No. 4661-04-00-013		
Dates of Ownership	Property Owner	Existing or Potential REC's identified?
	South Carolina State Highway Department	No
September 16, 1968	Charleston County	No
March 28, 1977	City of North Charleston	No

The review of prior owners did not identify the presence of existing or potential RECs.

4.2 Environmental Liens or Activity and Land Use Limitations

The User was interviewed regarding actual knowledge of any environmental cleanup liens against the property or any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the Property and/or that are filed or recorded under federal, tribal, state or local law. The User responded that he was not aware of any environmental liens or AULs resulting from environmental contamination with respect to the Property.

4.3 Specialized Knowledge

The User was interviewed regarding his potential specialized knowledge or experience related to the Property or nearby properties. The User responded that he did not have any specialized knowledge regarding the Property.

4.4 Commonly Known or Reasonably Ascertainable Information

The User was interviewed regarding his awareness of commonly known or reasonably ascertainable information about the Property, such as past uses or prior environmental conditions, that would help the environmental professional to identify conditions indicative of releases or threatened releases. The User indicated he was aware of the monitoring wells located on the Property, but had no knowledge of the details associated with them.

4.5 Presence of Contamination

The User was interviewed regarding, based on his knowledge and experience related to the property, any obvious indicators that point to the presence or likely presence of contamination at the Property. The User responded that he has no knowledge regarding the potential presence of contamination.

4.6 Valuation Reduction for Environmental Issues

The User was interviewed regarding his knowledge of the purchase price being paid for the Property and if the purchase price reasonably reflected the fair market value of the Property. The User responded that this is not applicable as the City of North Charleston will retain ownership of the Property.

4.7 Owner, Property Manager, and Occupant Information

The owner, property manager, and occupants of the Property are listed below.

Relation to Property	Name	Company Affiliation
Owner Representative	na	City of North Charleston
Property Manager	na	na
Occupant	na	na

4.8 Reason for Performing Phase I ESA

The user indicated that Phase I ESA is being performed to understand the potential liabilities that could materially impact the operation of a business associated with the parcel of commercial real estate.

4.9 Other

No other information was provided to GEL.

5.0 Records Review

Regulatory database information was provided by Environmental Data Resources, Inc. (EDR), a contract information services company. Information in this section is subject to the accuracy of the data provided by EDR and the date at which the information is updated. The scope described herein did not include confirmation of facilities listed as “unmappable” by regulatory databases.

In some of the following subsections, the terms “upgradient,” “crossgradient,” and “downgradient” refer to the topographic gradient relative to the Site. The groundwater flow direction and the depth to shallow groundwater would likely vary depending upon seasonal variations in rainfall.

5.1 Standard Environmental Record Sources

Publically available and practically reviewable federal and state environmental databases and records were reviewed to evaluate if environmental incidents have been reported at the Property or if properties with environmental liabilities are located in the vicinity of the Property. A detailed summary of federal and state databases prepared by Environmental Date Resources (EDR) is presented in Appendix 19.3. Federal and state regulatory databases have been researched and reported in accordance with the search radii specified by ASTM Standard E 1527-05.

The following table includes the approximate minimum search distances and a list of the databases reviewed. These databases were selected based on minimum requirements of ASTM E 1527-05. The number of facilities indicates the number of regulated facilities identified by GEL to be present within the approximate minimum search distance for a particular database. The following table also includes additional databases, outside of the ASTM standards, as produced by EDR. Please note, some facilities are listed in more than one database.

Database	Definition	Search Radius (Miles)	Listings
<u>Federal</u>			
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Delisted)	The NPL (Delisted) refers to facilities that have been removed from the NPL.	0.5	0

Database	Definition	Search Radius (Miles)	Listings
CERCLIS	The CERCLIS database is a compilation of facilities, which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the CERCLA of 1980.	0.5	0
CERCLIS/NFRAP	CERCLIS/NFRAP refers to facilities that have been removed and archived from USEPA's inventory of CERCLA sites.	1.0	0
RCRA CORRACTS / TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A corrective action order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS / TSD	The RCRA Non-CORRACTS/TSD database is a compilation by the USEPA of facilities, which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQGs produce at least 1,000 kilogram per month of non-acutely hazardous waste or 1 kilogram per month of non-acutely hazardous waste. SQGs produce between 100 – 1,000 kilograms per month of non-acutely hazardous waste. CESQGs are those that generate less than 100 kilograms per month of non-acutely hazardous waste. RCRA-NonGen sites are facilities that do not currently generate hazardous wastes.	Site and Adjoining Properties	2
IC / EC	A listing of sites with institutional and/or engineering controls in place. ICs include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on-site. Deed restrictions are generally required as part of the institutional controls. ECs include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or affect human health.	Site	0
ERNS	The ERNS database is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil, and/or water.	Site	0
<u>State</u>			
SHWS	State and/or Tribal equivalent database of CERCLIS.	1.0	1
SWF / LF	State and/or Tribal database of solid waste disposal facilities or landfills in South Carolina.	0.5	0
LUST	State and/or Tribal database of leaking underground storage tanks in South Carolina.	0.5	5
UST / AST	State and/or Tribal database of registered storage tanks in South Carolina.	Site and Adjoining Properties	3
DRYCLEANERS	State and/or Tribal database of drycleaner sites in South Carolina	0.25	0

Database	Definition	Search Radius (Miles)	Listings
VCP	State and/or Tribal database of facilities included in the South Carolina's Voluntary Cleanup Program.	0.5	0
Brownfields	State and/or Tribal database of Brownfields sites addressed cooperative agreement recipients or targeted Brownfields assessments.	0.5	1
GWCI	Sites with documented contamination and listed in the groundwater contamination inventory.	0.5	3
FINDS	The Facilities Index System (FINDS) contains information on sites and pointers to sources containing more detailed information.	Target Property	1

GEL reviewed the regulatory information provided in the database report to identify listed facilities located within the approximate minimum search distances. A section of unmappable sites is included in the EDR report. Unmappable, or orphan sites are facilities that have not been geocoded due to a lack of specific location information provided by the regulatory agencies, but are known to be in the general area of the Property. The database report listed 20 "orphan" facilities (facilities that were not mapped in the database report due to poor or inadequate address information). Based upon GEL's area reconnaissance and knowledge of the area, the sites are: located either downgradient or crossgradient from the Property; are located at least one-half mile or more from the Property; or the files have been closed by regulatory agencies.

The EDR report also includes a summary of Federal and State listed sites organized by zip code. A review of the Zip Code Summary did not identify any additional sites located proximate to the Property. The following table summarizes the site-specific information provided by EDR and/or gathered by GEL for identified facilities. Facilities are listed in order of proximity to the Site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Name / Location	Approximate Distance / Direction / Gradient	Database Listings
City of North Charleston 4900 Lacross Road	Subject Site	UST, LUST, GWCI, FINDS
Sanders Brothers Construction Company, Inc. 4960 & 4970 Lacross Road	Adjoining / North / Upgradient	RCRA-NonGen, UST, LUST, GWCI, AST
General Electric Company 4995 Lacross Road	750 feet / West-northwest / Crossgradient	RCRA-CESQG, FINDS
Knights Redi-Mix Inc. Plant 3 5000 Lacross Road	800 feet / North / Crossgradient	AIRS
Charleston Air Force Base Charleston SC	3,293 feet/ Northwest / Crossgradient	DOD

Name / Location	Approximate Distance / Direction / Gradient	Database Listings
Exxon Shop 1 4881 Rivers Avenue	1,864 feet / East / Downgradient	UST, LUST
Gerald Tires & Brakes 4900 Rivers Avenue	1,936 feet / East-northeast / Downgradient	RCR, FINDS
Norfolk Southern Railway Co. 2200 Rich Street	1,980 feet / East-southeast / Crossgradient	UST, LUST
Charleston Boat/Nason Medical Center 5133 Rivers Avenue	2,513 feet / North-northeast / Downgradient	SHWS, Brownfields
Buchanan VW, Inc. 5130 Rivers Ave.	2,587 feet / North-northeast / Downgradient	UST, LUST, GWCI

City of North Charleston

The Property is the site of the former North Charleston City Hall and is identified in UST, LUST, GWCI and FINDS databases. The City of North Charleston currently operates three 4,000-gallon USTs containing regular unleaded gasoline. A release was reported in May 1997 and NFA letter was issued in September 2006. Groundwater underlying the Property is reported to flow to the east. The Property has qualified for the State Underground Petroleum Emergency Response Bank (SUPERB) program. GEL observed five groundwater monitoring wells on the Property in the vicinity of the USTs. The presence of a petroleum release and the continued operation of USTs on the Property represent an onsite REC.

Sanders Brothers Construction Company, Inc.

The site is located on the northern adjoining property and is listed in the RCRA-NonGen, UST, and LUST databases. The RCRA-NonGen classification indicates the facility no longer generates hazardous wastes. The facility previously generated spent halogenated solvents with low flashpoints. Regulatory files summarized in the EDR report indicate there were no reported violations. The facility previously operated one 6,000-gallon gasoline UST and three diesel USTs with capacities of 2,000-gallons, 4,000-gallons, and 10,000-gallons, respectively. A release was reported in June 1993 and the facility has not been issued an NFA letter. The facility qualifies for SUPERB funding. Groundwater underlying the Sanders Brothers site is reported to flow radially. The facility also is reported to operate two ASTs. The Sanders Brothers Construction Company, Inc. site is identified as an offsite REC based on the radial groundwater flow and the regulatory status of the previously documented release.

General Electric Company

The site is listed in the RCRA-CESQG and FINDS databases and is located at 4995 Lacross Road, approximately 750 feet west-northwest of the Property. The facility reportedly generates spent halogenated solvents. No violations have been reported. The facility is located crossgradient to the Property and is not considered an offsite REC based on suspected groundwater flow and the absence of reported violations.

Knights Redi-Mix Inc. Plant 3

The site was erroneously reported to be located at 4900 Lacross Road. The facility is actually located at 5000 Lacross Road approximately 800 feet to the north and crossgradient of the Property. The facility is listed in the AIRS database indicating the facility was issued an air permit. The Knights Redi-Mix Inc. facility is not considered an offsite REC.

The remaining facilities identified in the EDR report do not represent RECs to the Property at this time based upon regulatory status, apparent topographic gradient, intervening drainage features, expected and documented groundwater flow directions, and/or relative distances to the Property.

5.2 Additional Environmental Record Sources

Deputy Chief Kyle Minick was contacted to inquire whether the City of North Charleston Fire Department has any record of incidences involving a spill or release of chemicals of concerns or hazmat responses. Deputy Chief Minick provided the reports for two incidences that occurred on the Property. Copies of the incident reports are provided in Appendix 16.4

Incident Report # 020807

The incident occurred on February 23, 2002 at the Property. According to the incident report, a spill of oil was reported at the fuel pumps on the Property. The Department was on the Property for approximately 15 minutes responding to the incident, during which time they controlled and confined the spill. The incident does not represent a REC.

Incident Report # 111499

The incident occurred on October 29, 2012 at the Property. According to the incident report, the Department conducted an investigation involving a propane/natural

gas leak. The Department was at the Property for approximately five minutes investigating the natural/propane gas leak. The incident does not represent a REC.

Asbestos Inspection Report

The above-listed report was provided by the City of North Charleston and completed by the Environmental Enterprise Group in July 2000. The results of this report were not confirmed, nor within the scope of this ESA. The report summarizes the activities of conducting an asbestos inspection of the Property, which included the sampling of 23 homogenous materials. The sampling confirmed asbestos in five materials: Floor Tile (12" x 12", White with mastic); Sink Undercoat; Floor Tile (12" x 12", Beige with mastic); Roofing tar and felt; Roofing sealer.

5.3 Physical Setting Source(s)

The following materials were reviewed to develop an understanding of the physical setting of the Property:

United States Geological Survey (USGS) 7.5-Minute Topographic Map

A USGS 7.5-Minute topographic map titled Ladson, South Carolina, dated 1979, was reviewed. The topographic map depicts the Property as cleared and undeveloped. The Property is located approximately 15 feet above MSL. Adjoining properties to the north, east, south, and west are located at approximately the same elevation. The topography of the surrounding properties is generally level.

Groundwater

The subject property is located in the Coastal Plain Physiographic Province. The Coastal Plain is a wedge-shaped deposit of Cretaceous and younger sediments that range in thickness from near zero at the contact with the Piedmont Physiographic Province (the Fall Line) along its northwest edge, to thousands of feet at the coast. The Fall Line is the transitional boundary between the Coastal Plain and the Piedmont Physiographic Provinces. Coastal Plain soils are marine deposits laid down in the geologic past when ocean levels were higher. These deposits can contain various materials including interbedded soft and hard limestones, gravel, sands, silts, clays, and organics.

Shallow groundwater generally flows in directions subparallel to the ground surface slope and under the influence of gravity towards points of discharge such as creeks, swamps, drainage swales, or pumped groundwater wells. Areas of relatively high

elevation (ridges) typically act as groundwater recharge areas, and stream valleys are typically groundwater discharge zones. Shallow, water table groundwater, such as at the Property, typically flows in the approximate direction of the topographic gradient. Based upon our review of the topographic map and groundwater flow documented on the Property, groundwater underlying the Property is expected to flow to the east.

Flood Maps

Federal Emergency Management Agency (FEMA) flood plain maps were reviewed. Based on a review of the Flood Insurance Rate Map (FIRM) Community Number 45019C0295J Panel Number 000295, dated November 17, 2004, the periphery of the Property is located in Zone X, which are areas of minimal flood hazard, usually depicted on FIRMS as above the 500-year flood level.

5.4 Historical Use Information on the Property and Adjacent Properties

City Directories for the Property and Adjacent Properties

Charleston City directories listing residents and businesses alphabetically by name, address, and telephone number are compiled annually for many cities and towns in the United States. Each directory is cross-indexed by street address, allowing prior residents or businesses to be determined for the purpose of identifying past uses, typically associated with RECs. Charleston County and City Directories from 1950 to 2011 were examined in the Charleston County Library for references to the Property. A summary of the results of the review is presented in Appendix 19.4.

The Property located at 4900 Lacross Road is identified as being occupied by the City of North Charleston from 1985 to 2011. The listings for Lacross Road include the following street numbers and potential facilities of concern: 4960/4970 – Sanders Brothers Construction Company, Inc. (1985 to 2011); 4990/5000 Knights Redi-Mix Concrete (2005); and 5001- Coburg (currently Borden) Dairy (1996 to 2011).

The listings for Mall Drive include the following street numbers and facilities of potential concern: 2701 – Montgomery Ward Auto Service Center (1985 to 1990) and Firestone Tire Service Center (1985).

The listings for Montague Avenue include the following street numbers and potential facilities of concern: 2936 – Mack's Fina Service Station (1980) and Admaar's Fina Service Station (1975); 2941 – Blue Water Service Station (2011), Exxon Service Station (2005), Hess Mart (2000), Centre Point Exxon (1990), Russ' Exxon (1975 to 1985), and Carter's Esso (1970); 2957 – Kangaroo Express (2011), Palmetto Oil of

Charleston (2005), Ashley Montgomery Service Station (2000), Ashley Truck Rental & Service Station (1985 to 1996), and Montague Shell Service Center (1975 to 1980); and 2988 – Kwik Fill Service Station (1996), Petro Pantry (1990), and Fina Gas Station (1985).

The Property at 4900 Lacross Road and the adjoining Sanders Brothers Construction Company, Inc. property located on the northern adjoining properties are identified as RECs. The other businesses listed above are not identified as offsite RECs based on their current regulatory status, current operational status, documented groundwater flow directions, and/or downgradient or crossgradient locations from the Property.

Aerial Photographs for the Property and Adjacent Properties

Aerial photographs taken in 1957, 1961, 1968, 1971, 1973, 1983, 1989, 1994, 1999, 2006, and 2011 were obtained from EDR, the South Carolina Department of Natural Resources, and the United States Department of Agriculture. Each photograph was examined for evidence of practices or conditions that could potentially impact the Property.

Aerial Photo Date, ID, Scale and Source	Property and Adjacent Property Descriptions	Existing or Potential REC's identified?
1957 1" = 500' EDR	<p><u>Property:</u> The Property appears to be used as a borrow pit.</p> <p><u>North:</u> The northern adjoining property is cleared and vacant.</p> <p><u>South:</u> The road that will be Mall Drive is present. The southern adjoining properties appear to be used as a borrow pit.</p> <p><u>East:</u> The Southern Railway right-of-way and agricultural fields occupy the eastern adjoining properties.</p> <p><u>West:</u> The western adjoining properties are cleared, but undeveloped.</p>	NO
1961 1" = 1,000' EDR	<p><u>Property:</u> The Property now contains a pond as a result of excavation activities.</p> <p><u>North:</u> The northern adjacent properties appear to be used as a borrow pit.</p> <p><u>South:</u> The southern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>East:</u> The eastern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>West:</u> A structure associated with sand mining occupies the western adjoining property.</p>	NO

1968 1" = 750' EDR	<p>Property: The Property is unchanged from the previous photograph.</p> <p>North: The northern adjacent properties appear relatively unchanged from the previous photograph.</p> <p>South: The southern adjacent properties appear relatively unchanged from the previous photograph.</p> <p>East: The eastern adjacent properties remain unchanged except for an increase in vegetation.</p> <p>West: The former structure has been removed and the property is vacant. A structure appears to be under construction on a property located at the end of Lacross Road.</p>	NO
1971 1" = 500' EDR	<p>Property: The eastern portion of the Property is unchanged from the previous photograph. Photo coverage does not cover the western portion of the Property.</p> <p>North: Photographic coverage of the northern adjoining property is incomplete and does not permit a determination of onsite activities.</p> <p>South: The properties located to the south of Mall Drive remain undeveloped.</p> <p>East: The eastern adjoining properties appear unchanged from the previous photograph.</p> <p>West: The western adjoining properties are not visible.</p>	NO
1973 1" = 250' EDR	<p>Property: The property is remains vacant.</p> <p>North: The northern adjoining appears to be occupied by the Sanders Brothers Construction Company.</p> <p>South: The property located to the south of Mall Drive appears to have been graded in preparation for development.</p> <p>East: The eastern adjoining properties appear unchanged from the previous photographs.</p> <p>West: The western adjoining properties are undeveloped</p>	YES
1983 1" = 1000' EDR	<p>Property: The former excavated areas have been filled and developed with the construction of the present day structure and parking lot. Due to the scale of the photograph the presence of the onsite fueling station cannot be determined.</p> <p>North: The northern properties appear similar to the previous photograph.</p> <p>South: The southern adjoining property has been developed and is occupied by Charles Town Square Mall.</p> <p>East: The eastern adjoining property remains unchanged from the previous photograph.</p> <p>West: Structures associated with a business park have been constructed to the west of the Property.</p>	YES
1989 1" = 750' EDR	<p>Property: The Property appears relatively unchanged from the previous photograph.</p> <p>North: The northern adjacent properties appear relatively unchanged from the previous photograph.</p> <p>South: The southern adjacent properties appear relatively unchanged from the previous photograph.</p> <p>East: The eastern adjacent properties appear relatively unchanged from the previous photograph.</p> <p>West: The western adjacent properties appear relatively unchanged from the previous photograph except for the construction of additional office buildings.</p>	YES

1994 1" = 750' EDR	<p><u>Property:</u> The Property appears relatively unchanged from the previous photograph except for the construction of the onsite fueling station.</p> <p><u>North:</u> The northern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>South:</u> The southern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>East:</u> The eastern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>West:</u> The western adjacent properties appear relatively unchanged from the previous photograph.</p>	YES
1999 1" = 750' EDR	<p><u>Property:</u> The Property appears relatively unchanged from the previous photograph.</p> <p><u>North:</u> The northern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>South:</u> The southern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>East:</u> The eastern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>West:</u> The western adjacent properties appear relatively unchanged from the previous photograph.</p>	YES
2006 NA SCDNR	<p><u>Property:</u> The Property appears relatively unchanged from the previous photograph.</p> <p><u>North:</u> The northern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>South:</u> The southern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>East:</u> The eastern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>West:</u> The western adjacent properties appear relatively unchanged from the previous photograph.</p>	YES
2011 NA USDA	<p><u>Property:</u> The Property appears relatively unchanged from the previous photograph.</p> <p><u>North:</u> The northern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>South:</u> The southern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>East:</u> The eastern adjacent properties appear relatively unchanged from the previous photograph.</p> <p><u>West:</u> The western adjacent properties appear relatively unchanged from the previous photograph.</p>	YES

Copies of the aerial photographs reviewed are included in Appendix 19.5. Aerial photographs show the Property was initially used as a borrow pit for the mining of sand and was later developed prior to 1983 with the construction of the building currently located on the Property. The City of North Charleston appears to have installed the current UST system in 1994. The onsite UST system is identified as an onsite REC based on the storage of petroleum hydrocarbons and a previously documented release which has been issued an NFA letter.

Sanborn Fire Insurance Company Maps for the Property and Adjacent Properties

From the late 1800's to the mid 1970's, the Sanborn Fire Insurance Company mapped industrial areas of cities and towns in the United States where the potential for loss was the greatest. As documented in Appendix 19.6, Sanborn Fire Insurance Maps coverage was not available for the Property, indicating a lack of commercial and industrial uses in the area.

Other Historical Records for the Property

Additional historical records were not reviewed by GEL.

6.0 Subject Site Reconnaissance

6.1 Methodology and Limiting Conditions

On April 10, 2012, a visual inspection of the Property and surrounding properties was conducted by Mr. Lewis E. Hill II, P.G. The Property and surrounding properties, shown on Figure 2, were observed for evidence of RECs and potential sources of environmental impact to the groundwater and soil on the Property. Photographs of the Property are provided in Appendix 19.7.

6.2 General Property Setting

The Property consists of an approximate 7.51-acre parcel located at 4900 Lacross Road in North Charleston, Charleston County, South Carolina. The Property is currently occupied by a vacant, five story building, parking lot, and a vehicle fueling station and UST system operated by the City of North Charleston. The surrounding properties consist of commercial and light industrial properties.

6.3 Observations

The Property is developed with an office building, parking lot, and a fueling station for city-owned vehicles. The site is accessed from Lacross Road via an asphalt driveway. Unpaved portions of the property are landscaped and grassed. The five story structure is constructed with steel girders, deck flooring with light-weight concrete slabs, and brick veneer walls. Exposed metal girders and decking are surfaced with fire-retardant materials. The roofing system consists of a membrane roof that is sealed with asphalt. Flooring within the building consists of brick, 12 x 12 floor tiles, or carpeting. Flooring in mechanical rooms consists of bare concrete. Interior RECs were not indicated by the inspection of the interior.

An air conditioning cooling tower is located to the north of the building. Empty and partially full containers of algacide are present around the base of the cooling tower. The northern portion of the property contains a UST system consisting of three 4,000-gallon gasoline USTs and two dispensers. Stains indicative of spills were not observed around the three UST fill ports or the two dispensers. A spill kit was noted in the vicinity of the dispensers. Approximately five flush mounted groundwater monitoring wells were observed to the southeast, east, and northeast of the three USTs.

An emergency generator for the onsite structures is located adjacent to the UST system. The diesel generator contains a 1,700-gallon double walled tank in its base. An

inspection of the interior of the generator and the area around the base of the unit did not reveal any staining that would be indicative of leaks or spills.

Onsite utilities include electrical and natural gas services provided by South Carolina Electric & Gas Company (SCE&G). Water and sewer services are provided by the Charleston Water System (CWS).

Observations		
Description	Reported/ Observed Onsite (Y/N)	Comments
Hazardous Substances and Petroleum Products in Connection with Identified Uses	Y	An active fuel dispensing system consisting of three 4,000-gallon gasoline USTs and two dispensers is located north of the onsite structure. Five groundwater monitoring wells are located in the paved areas surrounding the UST system. Regulatory records and personnel confirm that a release has been documented, delineated, and closed.
Hazardous Substances and Petroleum Products Containers Not in Connection with Identified Uses	N	None
Storage Tanks	Y	Three 4,000-gallon gasoline USTs and a 1,700-gallon double-walled AST associated with an emergency generator were noted.
Strong, Pungent, or Noxious Odors	N	None
Pools of Liquid	N	None
Drums	Y	Drums containing a spill kit, window washing fluid, etc. were noted in the vehicle fueling area. No obvious staining or odors indicative of releases were observed.
Unidentified Substance Containers	N	Empty and partially full containers of suspected algaecide were noted in the vicinity of the cooling tower located to the north of the onsite structure.
Potential Polychlorinated Biphenyls (PCB)-Containing Equipment	Y	A single pole mounted transformer was observed along the northern property line. A pad mounted transformer is located at the northwestern corner of the building. Neither transformer was marked with a blue label indicating it had been tested and is free of PCBs; however, the transformer was in good condition and no indications of a release were noted.

Observations		
Description	Reported/ Observed Onsite (Y/N)	Comments
Hydraulic Equipment	N	None
Contracted Maintenance Services	N	None
Utilities and Stormwater Management	Y	A SCE&G power line easement occupies the eastern portion of the Property. An SCE&G gas meter is located at the northwestern corner of the building. Water and sewer services are provided by the CWS. Stormwater runoff is collected via storm drains and discharged into a stormwater retention pond located on the Property.
Pits, Ponds, Lagoons, and Surface Waters	Y	A stormwater retention pond is located in the southwestern corner of the Property.
Stained Soil or Pavement	N	None
Stressed Vegetation	N	None
Solid Waste	Y	Recycling bins are located in the northern portion of the Property.
Process/industrial Wastewater Discharges	N	None
Wells	Y	Five flush-mounted groundwater monitoring wells associated with the onsite UST system was observed.
Septic Systems	N	None
Other	Y	The Sanders Brothers Construction Company, Inc. facility is located on the northern adjoining property. The facility presently recycles asphalt and concrete debris for reuse in roadway projects. The facility is also an active LUST site. Groundwater reportedly flows radially although the closest receptor is a pond located on the property to the north of the Sanders Brother site. Groundwater underlying the onsite UST system which is located adjacent to the common property boundary separating the City and Sanders Brothers properties been documented to flow to the east. Thus, the Sanders Brothers property is crossgradient to the project site.

The onsite UST system consisting of three active USTs and dispensers and the previously documented release represent an onsite REC based on the storage of petroleum hydrocarbons and the potential presence of residual concentrations of petroleum hydrocarbons in the subsurface. The site is qualified for SUPERB funding. Groundwater underlying the UST system is documented to flow to the east and away from the onsite structure. The empty and partially full containers of suspected algacide represent a de minimis condition.

The Sanders Brothers Construction Company, Inc. site located on the northern adjoining property is identified as an offsite REC based on its proximity to the Property

and the current status of the release. The release remains active and periodic monitoring of groundwater is conducted at the site. The site is qualified for SUPERB funding. Groundwater underlying the release area is documented to flow radially. However, regulatory personnel indicate the closest receptor to the documented release is a pond located to the north of the Sanders Brothers property.

7.0 Interviews

People with knowledge of the Property were interviewed in an effort to evaluate the presence or absence of RECs, historical RECs, and/or de minimis conditions associated with the Property. GEL's interview with the User is documented in Section 4.0.

Name	Affiliation	Comments
Mr. Daniel McJunkin	Property Owner Representative	Mr. McJunkin, a facilities manager with the City of North Charleston was interviewed regarding his knowledge of the Property. His comments are summarized in Section 4.0 of this report.
Not Applicable	Prior Owner	The Prior Owners of the Property was not available for interview.
Not Applicable	Adjacent Property Owner(s)	Because the Property is not considered to be abandoned, no adjacent property owners were interviewed as part of this assessment.
Deputy Fire Chief Kyle Minick	North Charleston Fire Department	Chief Minick was contacted regarding responses by the City of North Charleston Fire Department to any fires, spills, or hazardous-materials incidents at the 4900 Lacross Road Property or adjoining properties. Chief Minick provided a list of incidences in which the Department of responded. Of the responses, two involved petroleum or oil. The majority of the responses by the Department were for vehicular incidences, EMS response, bomb threats (no bombs), electrical issues, or odd odors. However, the Department responded to one incidence involving a propane leak and another involving the spillage of oil at the fuel pumps. The reports are outlined in Section 5.2 and are not considered RECs.
Joel Padgett	SCDHEC - UST Division	Joel Padgett was interviewed regarding his knowledge of the releases at the City of North Charleston property located at 4900 Lacross Road and the adjacent Sanders Brothers Construction Company, Inc. site located at 4970 Lacross Road. Mr. Padgett confirmed that the onsite release has been delineated and closed with the issuance of an NFA letter. He confirmed that groundwater flows to the east towards a creek. He confirmed that the release at the adjacent Sanders Brothers site remains open and that groundwater monitoring is conducted periodically. He stated that groundwater flows radially and that the closest receptor is a pond located to the north of the Sanders Brothers site. He added that free phase petroleum hydrocarbons consisting of a sheen has been detected in one of the wells on that property.

Communication records are included in Appendix 19.8.

8.0 Data Gaps and Failures

ASTM Standard E 1527-05 and 40 CFR Part 312, "Standards and Practices for All Appropriate Inquiries," specifically require that all data gaps and/or data failures in the research be identified and comments regarding the significance of the data gaps on the ability of the environmental professional to identify RECs be provided. No significant data gaps were identified as part of this Phase I ESA.

9.0 Findings

The requested Phase I ESA revealed the following:

The Phase I ESA revealed the following:

- The Property is a 7.51-acre tract located at 4900 Lacross Road in North Charleston, South Carolina. The Property is developed with a vacant, five-story office building, parking lot, and a vehicle fueling station operated by the City of North Charleston.
- The Property is generally bound to the north by Sanders Brothers Construction Company, Inc.; to the east by a Norfolk Southern Railway railroad right-of-way and undeveloped properties; to the south by Mall Drive and commercial office buildings; and to the west by Lacross Road and commercial office buildings.
- A review of historical aerial photographs indicates that the Property and adjoining properties to the north, south, and west were previously used as borrow pits for the mining of sand. No onsite or offsite RECs are represented by these historical uses. The Property, as well as the southern and western properties, was subsequently developed for commercial uses, consisting of retail space and office buildings.
- A fuel dispensing system, consisting of three underground storage tanks (UST), fuel lines, and fuel dispensers was identified on the Property. The Property was identified in the Leaking UST (LUST) database. A release was reported in May 1997 and was subsequently issued a letter of no further assessment/action in September 2006. The release of petroleum and the continued storage and distribution of petroleum on the Property represents a REC.
- The ESA identified four LUST sites within 0.50-miles of the Property. Of these sites, only the northern adjacent Sanders Brothers Construction Company, Inc. site located on the northern adjoining property represent a REC based on regulatory status, continued operation, or the potential for residual petroleum hydrocarbons in the subsurface. The remaining LUST sites are not identified as RECs based on their current regulatory status, documented groundwater flow direction, and/or distance from the Property.
- One onsite de minimis condition consisting of empty and partially full containers of suspected algaecide was noted. The containers were observed around the base of a cooling tower located to the north of the onsite building. Empty containers should be disposed and the partially full containers should be stored in a designated and protected area.
- No significant data gaps were noted.

10.0 Opinion

Based on the findings presented above, it is GEL's opinion that the onsite fuel dispensing system and associated release, as well as the northern adjacent LUST site represent RECs based on future potential releases and/or the potential for residual petroleum hydrocarbons to be present in the subsurface.

No additional assessment is recommended for the petroleum release associated with the onsite UST system. The release has been issued a letter of NFA. Groundwater is documented to flow to the east which will minimize potential impacts to the onsite structure by any residual petroleum hydrocarbons remaining in the vicinity of the UST system. The release is also qualified to receive funding from SUPERB.

No additional environmental assessment is recommended for the release from the Sanders Brothers Construction Company, Inc. UST. The release from the UST has been documented and actively monitored by SCDHEC. Additionally, a responsible party has been identified and financial responsibility resides with SUPERB.

The empty and partially full containers of suspected algacide identified as an onsite de minimis condition should be addressed. The empty containers should be disposed and the partially containers stored in a designated area not exposed to the elements.

11.0 Conclusions

GEL has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of a 7.51-acre property (Charleston County TMS No. 472-00-00-011) and located at 4900 Lacross Road in North Charleston, South Carolina, (the Property). Onsite and offsite RECs were identified by this ESA. Any exceptions to, or deletions from, this practice are described in Sections 12.0 and 13.0. No historical RECs or de minimis conditions were identified.

No additional environmental assessment is recommended.

12.0 Deviations

GEL is not aware of any deviations from ASTM Standard E 1527-05 or 40 CFR Part 312 in the text or preparation of this report.

13.0 Additional Services and Non-Scope Issues

The following non-scope issues were neither requested by the City of North Charleston nor addressed by this Phase I ESA: endangered species, regulatory compliance audits, ecological resources, industrial hygiene, indoor air quality, biological agents, mold, health and safety, power lines and electromagnetic fields, wetlands, asbestos survey or abatement, lead-based paint and related services, lead-in-drinking-water, radon, cultural and historical resources, surveying for line and grade, quantity estimates, detailed plans and specifications, waste characterization and treatment schemes, and geotechnical or structural engineering services, media sampling (soil, sediment, surface water, ground water, air, building materials, etc.), vapor intrusion, assessment of Continuing Obligations or compliance with Activity and Use Limitations, if present.

14.0 References

ASTM E 1527 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Title 40 Code of Federal Regulation (CFR) Part 312 - Innocent Landowners, Standards for Conducting All Appropriate Inquiry.

Environmental Data Resources Regulatory Radius Map, Inquiry Number 3297243.2, April 5, 2012.

Environmental Data Resources Certified Sanborn® Map Report, Inquiry Number 3297243.3, April 5, 2012.

Environmental Data Resources Aerial Photo Decade Package, Inquiry Number 3297243.4s, April 6, 2012

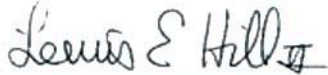
United States Geological Survey 7.5-Minute Topographic Map of the Ladson, South Carolina Quadrangle, dated 1979.

The City of North Charleston Fire Department, Incidence Report Number 020807, February 23, 2002.

The City of North Charleston Fire Department, Incidence Report Number 107382, October 29, 2010.

15.0 Environmental Professional Declaration

I declare that, to the best of my professional knowledge and believe, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312, "Innocent Landowners, Standards for Conducting All Appropriate Inquiry."

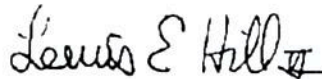


Lewis E. Hill, II, P.G.

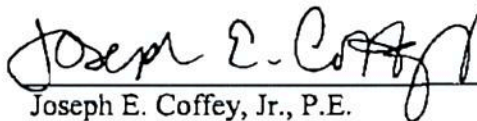
16.0 Signatures of Environmental Professionals

This report, entitled "Phase I Environmental Site Assessment," has been prepared for a 7.51-acre tract (Charleston County TMS No. 472-00-00-011) and located at 4900 Lacross Road in North Charleston, South Carolina, at the request of and for the exclusive use of the City of North Charleston. It has been prepared in accordance with the guidelines set forth in the ASTM Standard E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," and 40 CFR Part 312, "Standards and Practices for All Appropriate Inquiries."

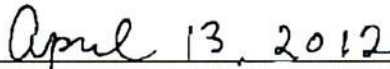
GEL ENGINEERING, LLC
A Member of THE GEL Group, Inc.



Lewis E. Hill, II, P.G.
Project Manager



Joseph E. Coffey, Jr., P.E.
Director

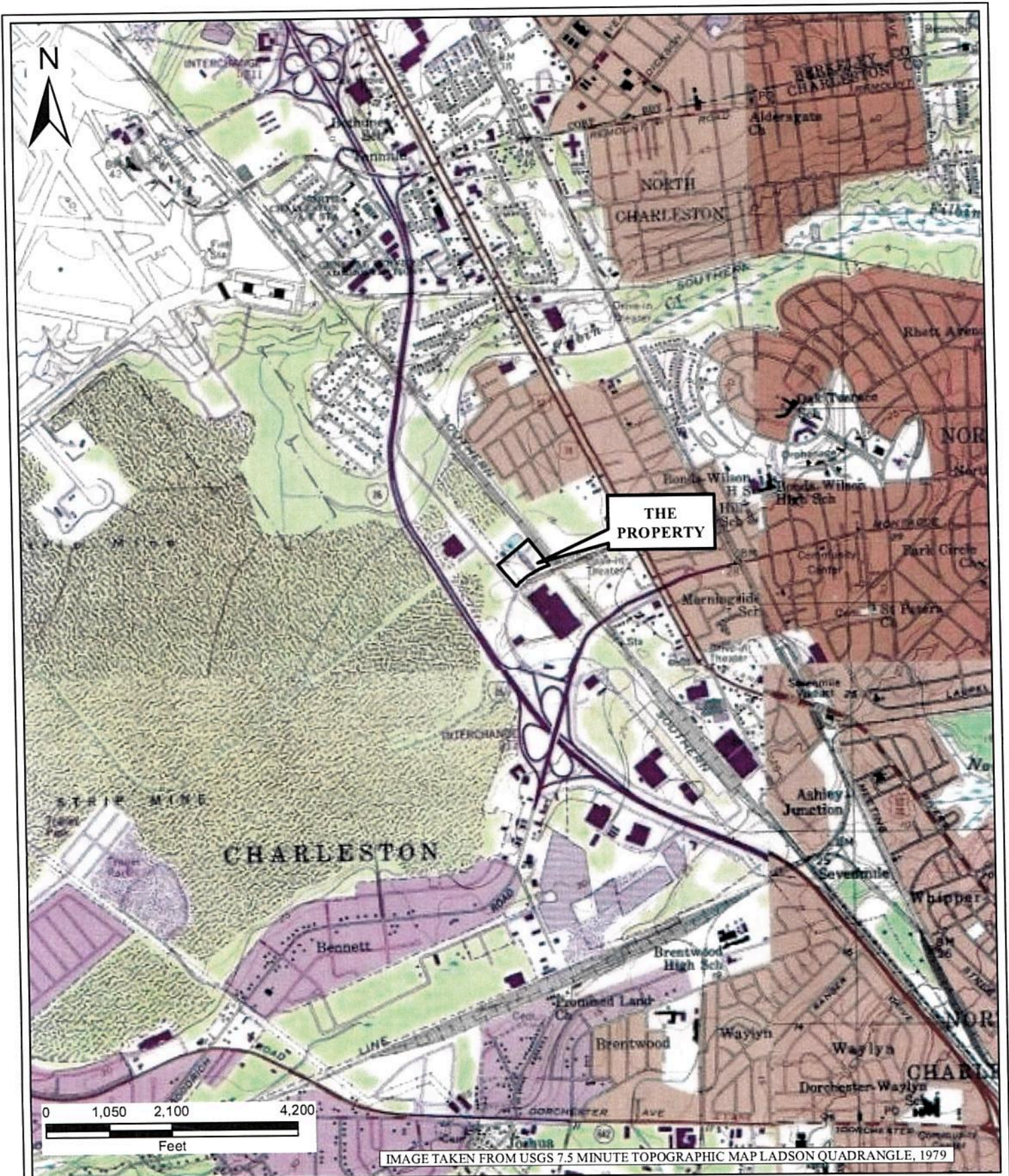


Date

17.0 Qualification(s) of Environmental Professionals

Resumes of project personnel will be provided upon request.

18.0 FIGURES



GEL Engineering, LLC
a Member of THE GEL GROUP, INC. **GEL**
P.O. BOX 30712 CHARLESTON, SC 29417
2040 SAVAGE ROAD 29407
(843) 769-7378 FAX (843) 769-7397
WWW.GEL.COM
ENGINEERING ENVIRONMENTAL ANALYTICAL

PROJECT: NCHS00412

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA

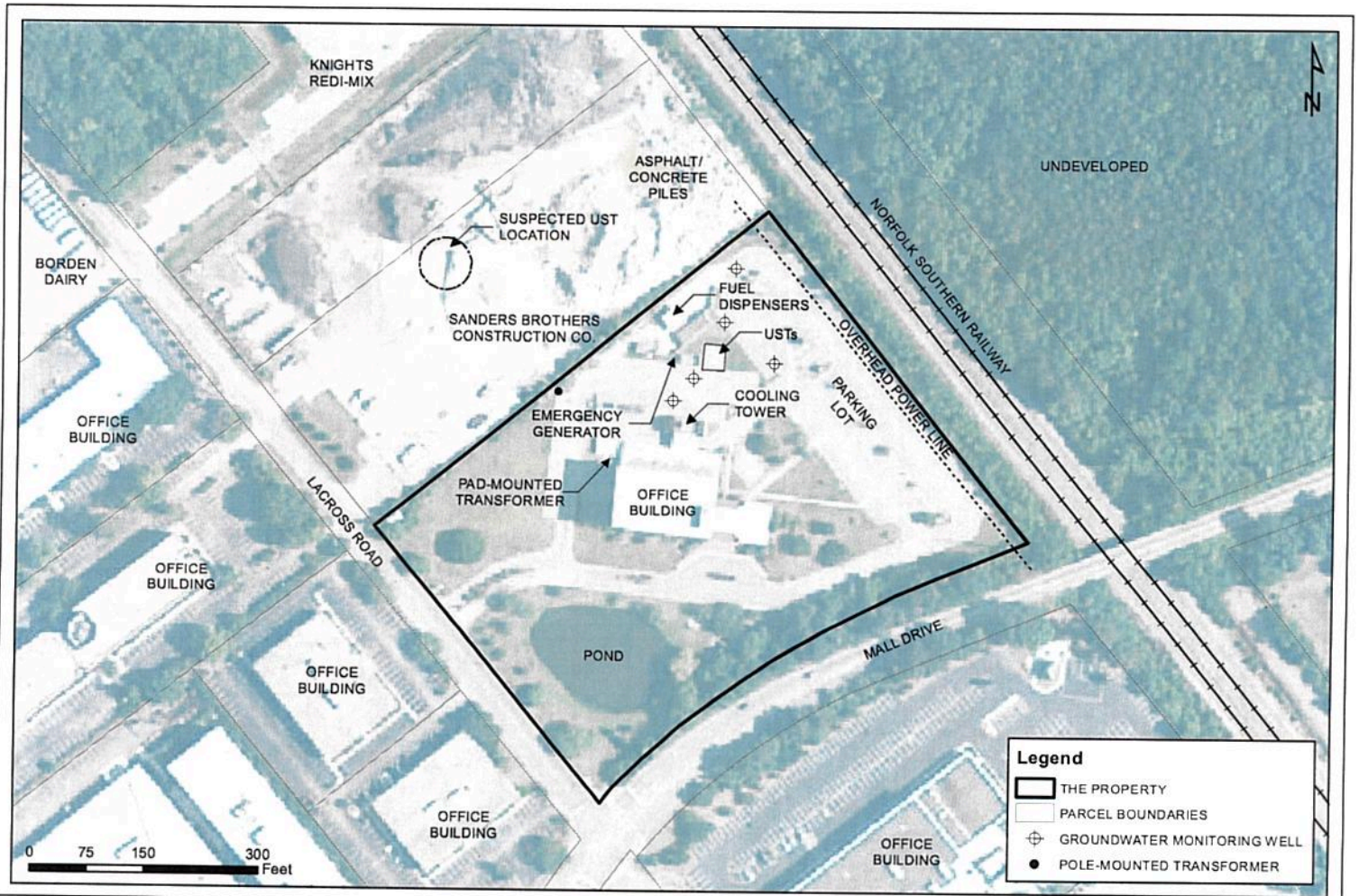
DATE: APRIL 6, 2012

SITE LOCATION
MAP

CREATED BY: RCR

APPRV BY: TDH

FIGURE
1



GEL Engineering, LLC
 a Member of THE GEL GROUP, INC. **GEL**
 P.O. BOX 30712 CHARLESTON, SC 29417
 2040 SAVAGE ROAD 29407
 (843) 769-7378 FAX (843) 769-7397
 WWW.GEL.COM
 ENGINEERING ENVIRONMENTAL ANALYTICAL

PROJECT: NCHS00412

PHASE I ENVIRONMENTAL SITE ASSESSMENT
 FORMER N. CHARLESTON CITY HALL
 4900 LACROSS ROAD
 NORTH CHARLESTON, SOUTH CAROLINA

DATE: APRIL 12, 2012

SITE MAP WITH
 SURROUNDING PROPERTIES

FIGURE
 2

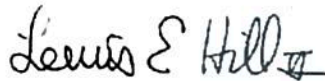
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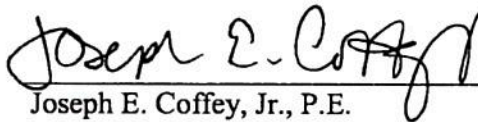
16.0 Signatures of Environmental Professionals

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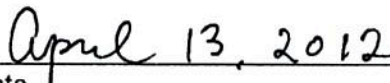
GEL ENGINEERING, LLC
A Member of THE GEL Group, Inc.



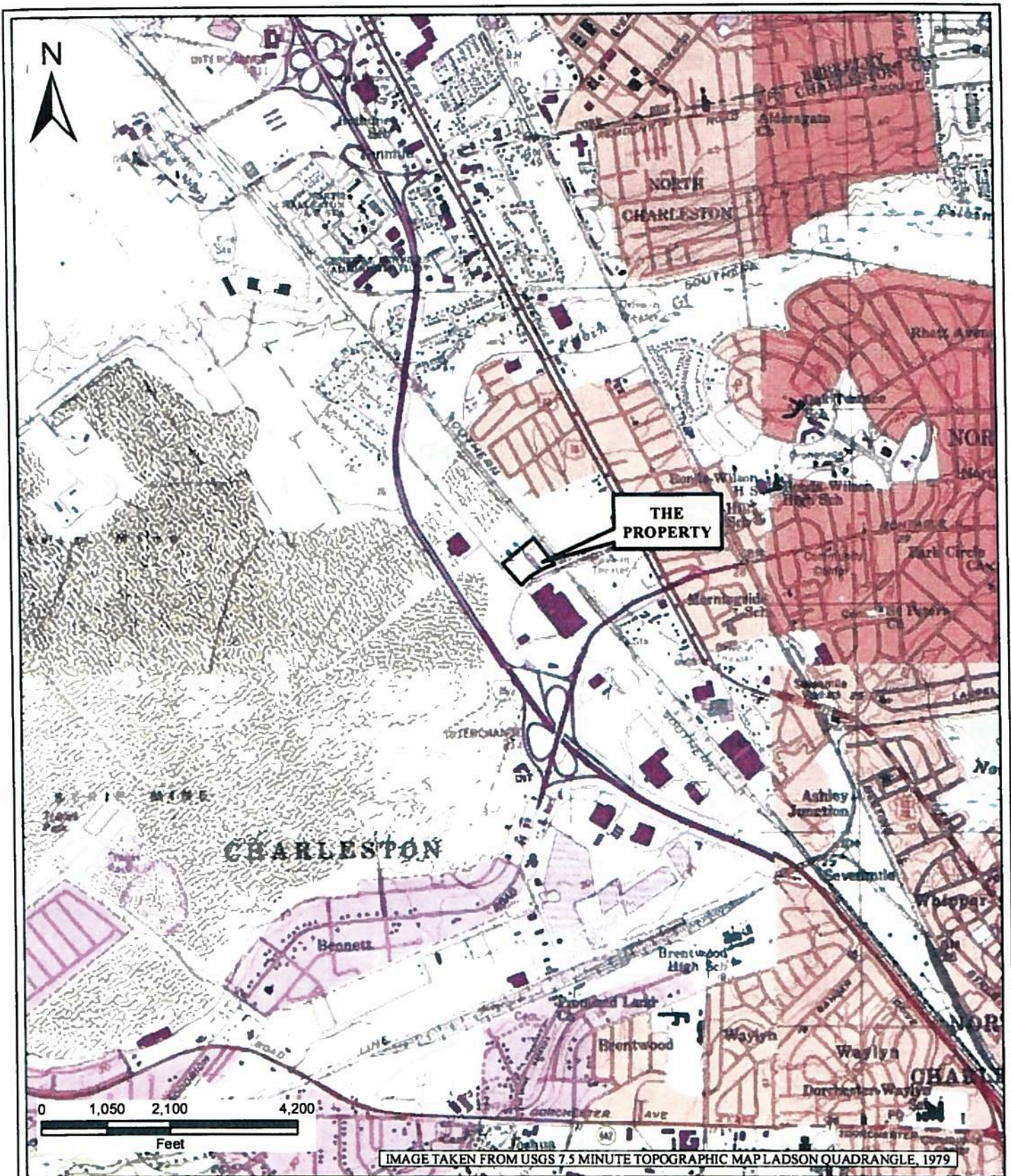
Lewis E. Hill, II, P.G.
Project Manager



Joseph E. Coffey, Jr., P.E.
Director



Date



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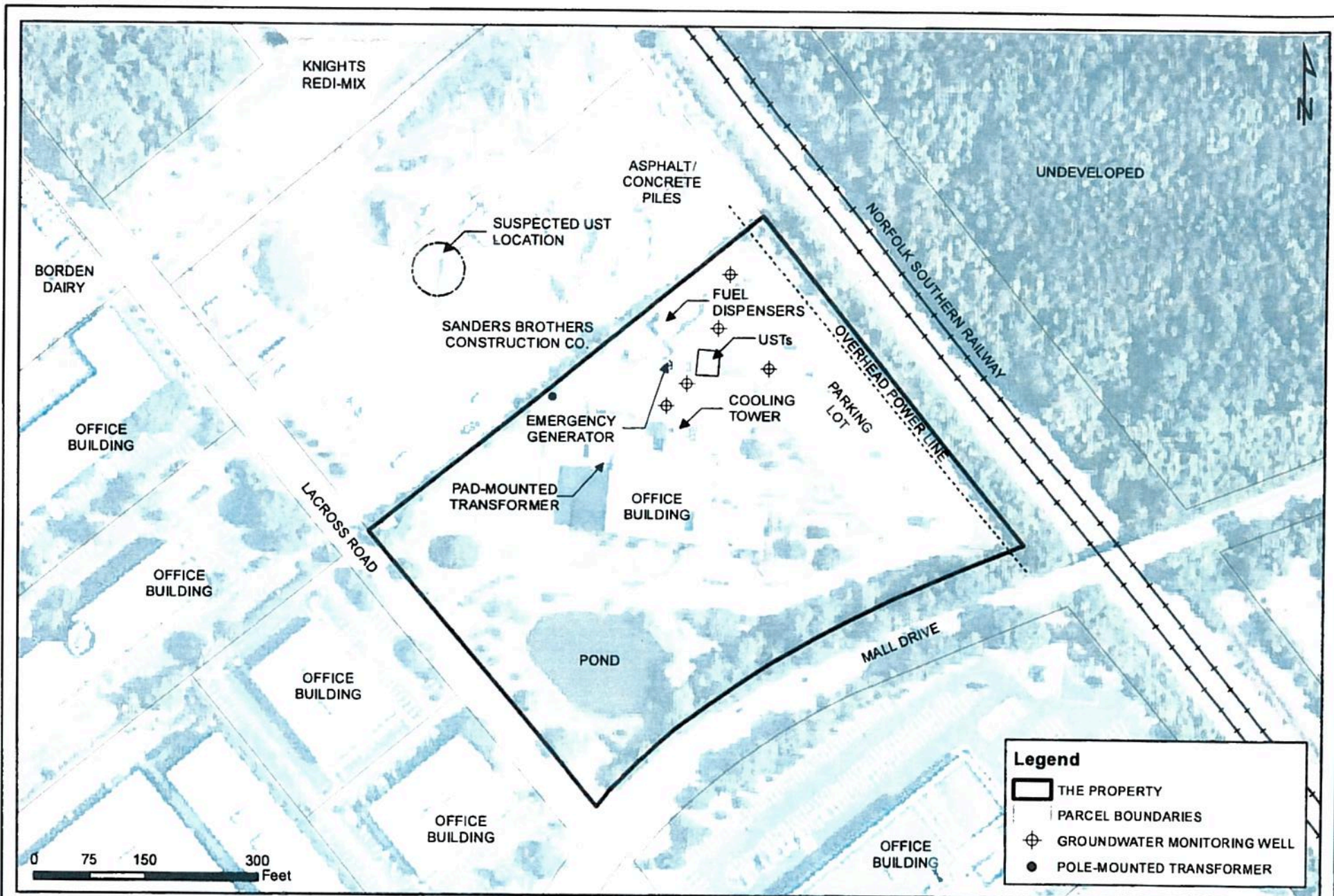
PHASE I ENVIRONMENTAL SITE ASSESSMENT
 FORMER N. CHARLESTON CITY HALL
 4900 LACROSS ROAD
 NORTH CHARLESTON, SOUTH CAROLINA

DATE: APRIL 6, 2012

SITE LOCATION
 MAP

CREATED BY: RCR APPRV BY: TDH

FIGURE
 1



GEL Engineering, LLC
a Member of THE GEL GROUP, INC. **GEL**

P.O. BOX 30712 CHARLESTON, SC 29417
2040 SAVAGE ROAD 29407
(843) 769-7378 FAX (843) 769-7397
WWW.GEL.COM
ENGINEERING ENVIRONMENTAL ANALYTICAL

PROJECT: NCHS00412

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA

DATE: APRIL 12, 2012

SITE MAP WITH
SURROUNDING PROPERTIES

CREATED BY: RCR

APPRV BY: TDH

FIGURE
2

APPENDIX 19.1
STANDARD TERMS AND CONDITIONS

GEL Engineering LLC
STANDARD TERMS AND CONDITIONS
For Technical Services

1. DEFINITIONS:

GEL Engineering LLC, "GEL", and "Client" have agreed that GEL will provide certain services as defined in the agreement between the parties. That agreement includes these Terms and Conditions, any proposal or confirmation letter prepared by GEL, and any other documents assigned by GEL and Client and incorporated herein.

2. RESPONSIBILITIES OF GEL

A. GEL shall perform services for client using that degree of care and skill ordinarily exercised under similar circumstances by members of our profession. **THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED.** If any portion of our services fails to comply with this warranty obligation and GEL is notified in writing within one year of the date of completion of our services, GEL will promptly reperform such portion of the services, or if reperformance is impracticable, refund the amount of compensation paid to GEL for such portion of the services.

B. In connection with the performance of the services, GEL may deliver to the Client one or more reports or other written documents reflecting services provided, the results of such services, or GEL evaluation of the results of such services. All such reports or other written documents shall become the property of Client upon delivery; however, all original data gathered by GEL and work papers produced by GEL in the performance of the services are, and shall remain the sole and exclusive property of GEL.

C. Subject to any requirement or obligation GEL may have under applicable law or regulation, GEL agrees to release information relating to the services only to its employees and subcontractors in the performance of the services or to the Client's authorized representative and to persons designated by the authorized representative to receive such information.

D. GEL shall take reasonable safety precautions with respect to the performance of the services contained in any project safety plan agreed to by the Client and GEL or an equivalent document, including modifications thereto. The presence of field personnel at the site will be for the purpose of providing observation and field testing of specific aspects of the services. GEL shall not be responsible for site safety and shall have no right or obligation to direct or stop the work of Client's contractors, agents, or employees.

E. GEL will, upon request, provide certification of GEL's insurance coverage to the client or Client's authorized representative. Client acknowledges that GEL's compensation is not commensurate with the potential for liability involved in the performance of services and that such risks cannot adequately be covered by liability insurance currently available. In order to induce GEL to undertake the performance of services, client agrees to limit GEL's liability to client or to any third party in respect to or in connection with any claim, cause of action, or losses arising from or out of the performing of such services, such that the liability of GEL for any and all losses, damages and costs (including, without limitation, attorney's fees) resulting from GEL's negligence, professional or otherwise, shall not exceed GEL's fees.

F. In the event of termination, or suspension for more than one (1) month, prior to completion of all reports contemplated by this Agreement, GEL may complete such analyses and records as necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs of GEL in completing such analyses, records and reports. Client shall assume full responsibility for site restoration, and GEL shall have no liability or responsibility therefore.

3. RESPONSIBILITIES OF CLIENT:

A. The Client agrees to provide GEL, its employees and subcontractors full and uninhibited access to the site and a safe working environment for performance of the services.

B. Client agrees to notify GEL in writing of any potentially hazardous material known to exist or which may be present on or in the ground at the site. If any known hazardous materials at the site are disclosed to GEL after the execution of this Agreement, or if any such materials or unforeseen conditions are discovered by GEL after commencement of the services, the scope of services and other provisions of this Agreement shall be modified in a manner to be agreed upon by Client and GEL and all obligations of GEL under this Agreement will be suspended pending such modification.

C. The Client agrees to notify GEL of any discrepancies between the actual conditions at the site and the description of the physical discrepancies as known to Client. If all or part of the services are to be performed in an area in which man-made chemical compounds, dust fumes, gas, noise, vibrations and other particulate or non-particulate are in the atmosphere or the ground and raises a potential health hazard or nuisance to the persons performing the services or others in the general vicinity, the Client shall notify GEL in writing of such nuisance or health hazards as soon as such is known to Client.

D. The Client agrees that it will assume full responsibility and liability for any hazardous materials existing at the site of GEL's work. The Client also agrees that it will indemnify and hold GEL harmless from any property damage, personal injury, economic loss, consequential damages or any other damages of any sort arising out of or resulting from violations of applicable environmental regulations or in any other way arising out of the existence of hazardous materials at the site.

E. It shall be the responsibility and obligation of the Client to notify the appropriate federal, state, or local public agencies as required by law, or otherwise, to disclose in a timely manner any information that may be necessary to prevent any danger to health, safety, or the environment.

4. TERMINATION OF CONTRACT:

This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, GEL shall be paid for services performed to the termination notice date plus reasonable termination expenses.

5. FORCE MAJEURE:

Should completion of any portion of the services be delayed beyond the estimated date of its completion beyond control of or without fault or negligence of GEL, the parties shall mutually agree on the terms and conditions upon which the services may be continued. Force majeure includes unforeseeable causes beyond the control and/or without the fault or negligence of GEL including, but not restricted to, acts of God, or the public enemy, acts of the government of the United States or of the several states, or any foreign country, or any of them acting in their sovereign capacity, acts of Client's contracts, fires, floods, epidemics, riots, quarantine restrictions, strikes, civil insurrections, freight embargoes, and unusually severe weather.

6. SUBTERRANEAN STRUCTURES:

A. The Client shall have the responsibility for identifying all subterranean structures or utilities which exist at the site prior to any work being performed by GEL. GEL have no liability to Client and shall be indemnified by Client against claims of any and all parties for damage or injury resulting from damage to subterranean structures or utilities which are not called to GEL's attention and correctly shown in the contract documents or otherwise furnished to GEL in writing by Client. The Client agrees that its authorized representative will review all proposed boring locations in the field and either approve such locations or designate alternate locations.

B. Reasonable precautions will be taken to minimize damage to the property from GEL's activities and use of equipment. The Client accepts that the performance of services included in this Agreement may cause alteration or damage to the property and that this is inherent in the work. The Client will not look to GEL for reimbursement or hold GEL liable or responsible for any such alteration or damage. If the Client is not the owner of the property where GEL's work is to be performed, then Client must provide the written consent of the Owner of the property for GEL to perform its services. That written consent must include an acknowledgement by the property owner that there is a possibility of unavoidable alteration and damage to the property. The Client further agrees to indemnify, defend and hold GEL harmless from any claims arising out of or relating to any such alteration or damage, whether such claims are asserted by the owner of the property or any other person in possession of the property.

C. "Hazardous Materials" shall mean any materials at the site and any leachate or other substances produced or resulting from such materials which contain constituents, have characteristics, or are present in quantities that materially increase the risk or hazard to human health, property, or the environment.

7. SUBCONTRACT:

GEL may at any time, upon written notice to Client, delegate, orally or in writing, the performance of the services, or any portion thereof.

8. DISPOSAL OF HAZARDOUS OR POTENTIALLY HAZARDOUS SAMPLES:

Unless the Client requests, samples for analysis will be disposed of upon completion of analysis. In the event that samples contain or may contain hazardous materials, GEL shall, after completion of testing and at Client's Expense, (a) return such sample to client, or (b) arrange for disposal in a manner which complies with all applicable regulations. Client recognized and agrees that GEL is acting as a bailee and at no time assumes title to said samples.

9. AUTHORIZED REPRESENTATIVES:

Promptly following the execution of this Agreement, each party shall designate an authorized representative to represent and act for it with respect to matters relating to this Agreement. Each party may, from time to time, designate a new authorized representative by providing the other party by written notice of such change.

10. LAW TO APPLY:

The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State of South Carolina.

11. SEVERABILITY:

If any of the provisions of this Agreement are held to be invalid or unenforceable in any respect, the remaining terms shall be in full effect and shall be construed as if the invalid or unenforceable matters were never included in it. No waiver of any default shall be a waiver of any future default.

12. PAYMENT TERMS:

A. The Client agrees to pay for services provided by GEL in accordance with the terms of this Agreement between the parties, including any additional services in excess of those stated in this Agreement as specifically authorized by Client. Payment is due Within 30 days of the date of the invoice.

B. Past due amounts are subject to interest at 1^{1/2} percent (1.5%) per month.

C. GEL will stop work and withhold any submittals and/or other forms of project deliverables when payment is not received within 60 days of invoice date, or when invoice totals exceed \$50,000 unless exception has been mutually negotiated.

D. The Client's obligation to pay for the services contracted is in no way dependent or conditioned upon the Client's ability to obtain financing, approval of governmental or regulatory agencies, or upon the Client's successful completion of the project.

E. The Client agrees to compensate GEL for our services and normally reimbursable expenses if GEL is required to respond to legal processes related to GEL's services for the Client. Compensated services include hourly charges for all personnel involved in the response and attorney fees reasonably incurred in obtaining advice concerning the response, the preparation of the testifier, and appearances related to the legal process.

13. ENTIRE AGREEMENT:

This Agreement, including the contract documents, constitutes the entire agreement between the Client and GEL and supersedes all prior agreements. Any term, condition, prior course of dealing, course of performance, understanding, purchase order conditions, or other agreement purporting to modify, vary, supplement, or explain any provision of this agreement is of no effect unless placed in writing and signed by both parties subsequent to the date of this agreement.

All disputes arising out of or relating to the agreement between the parties shall be decided by arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association in effect at the time the dispute arises. Any award rendered by the arbitrator or arbitrators shall be final and judgment may be entered upon it in accordance with South Carolina law.

APPENDIX 19.2
USER PROVIDED INFORMATION

Phase I Environmental Site Assessment User¹ Questionnaire

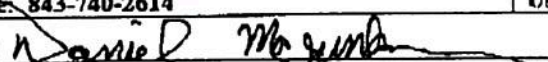
INTRODUCTION: In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if applicable) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

INSTRUCTIONS: Initial the appropriate box indicating your response to the following questions. For each question where your answer is yes, include an explanation in the space provided.

Site Name: Old City Hall	Client Name: The City of North Charleston
Address/Location: 4900 Lacross Road, N. Charleston, SC	
GEL Project Name: Old City Hall ESA	GEL Project Number: nchs00412
Project Manager: Tom Hutto	Environmental Professional: B. Hill

	Yes	No
1. Environmental Cleanup liens that are filed or recorded against the property (40 CFR 312.26). Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?		X
2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?		X
3. Specialized knowledge or expertise of the person seeking to qualify for the LLP (40 CFR 312.28). As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?		X

	Yes	No
<p>4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40CFR 312.29).</p> <p>Does the purchase price being paid for this property reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</p>		X
<p>5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).</p> <p>Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user</p> <p>(a.) Do you know the past uses of the property?</p> <p>(b.) Do you know of specific chemicals that are present or once were present at the property?</p> <p>(c.) Do you know of spills or other chemical releases that have taken place at the property?</p> <p>(d.) Do you know of any environmental cleanups that have taken place at the property?</p>	X	
<p>6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigations (40 CFR 312.31).</p> <p>As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?</p>		X
<p>7. This Phase I ESA is being performed for: (check applicable responses)</p> <p><input type="checkbox"/> In order to satisfy the diligence requirements of the innocent landowner defense and bona fide prospective purchaser clause of CERCLA</p> <p><input checked="" type="checkbox"/> In order to understand the potential environmental liabilities that could materially impact the operation of the business associated with the parcel of commercial real estate.</p> <p><input type="checkbox"/> In order to satisfy lender requirements</p> <p><input type="checkbox"/> Other (please explain)</p>		

User Name: Daniel McJunkin	Date Completed: 4-10-12
Address/Location: 2500 City Hall Lane	
User Phone: 843-740-2614	User Email: dmcjunkin@northcharleston.org
Signature: 	

¹ The "user" is defined in ASTM Standard E 1527-05 as "the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of the property, a potential tenant of the property, an owner of the property, a lender, or a property manager."

AERIAL PHOTO NO. 9		LOT 127		REAL PROPERTY RECORD				CHARLESTON COUNTY, S. C.				
1.	T. M. No. 472 — 00 — 00			011	GEOGRAPHICAL AREA <u>City</u> NORTH CHARLESTON							
2.	TITLE OF OWNERSHIP				DATE OF MO. DAY YR.	DEED BOOK	DEED PAGE	\$ INDICATED PURCHASE PRICE	4-3			
3.	SOUTH CAROLINA STATE HIGHWAY DEPARTMENT											
4.	CHARLESTON COUNTY.											
5.	CITY OF NORTH CHARLESTON				9-16-68v	A91	323					
6.					3-28-77	Y111	310	150,000	308 <u>North St. Ave.</u> 24425 X			
7.												
8.												
9.												
10.	<u>Goodrich Rd</u>											
11.	Lot 5 and Pt. Lot 4		Block		Tract No.		SUBDIVISION: PT. CAMP TRACT					
12.	High Land		2.51 Marsh Land		Total Acres		2.51					
13.	Road Frontage		676.2 x 469.4 x 660.0 x 577.4 x						DEED (), PLAT (), COMPUTATIONS (✓) X			
14.	PLATS RECORDED IN: P52-39, AG-91, Z109-321, CK-157, M221-404											
15.												
16.	YEAR ASSESSMENT FOR:				1970							
17.	LAND ASSESSMENT \$				COMPUTERIZED							
18.	BUILDING ASSESSMENT \$				FEB 24 1993							
19.	TOTAL ASSESSMENT \$				BY: P. A. E.				CHECKED			
20.	NUMBER OF BUILDINGS											
21.	TOTAL APPRAISED VALUE \$											
22.	BUILDING PERMIT ISSUING AUTHORITY	PERMIT NUMBER	DATE OF MO. DAY YR.	DESCRIPTION OF WORK				ESTIMATED COST AS TAKEN FROM PERMIT		1960-68 TAX MAP CODE		
23.										TMS BLOCK LOT		
24.												
25.										"X" IN LAST COLUMN, SEE REVERSE SIDE FOR ADDITIONAL REMARKS		

LINE#11 All South of new 50' R/W through Lot 4 has been sold only Lot 5 and N. Pt. of Lot 4 remains.

LINE #11 All South of new 50' R/W through Lot 4 has been added.
LINE #12--Previously mapped as 7.7 ac. Per resurvey plat AG-91 ac. changed for 1977. jk, 9/28/76.

LINE#22--By re-survey plat CK-157 acreage and measurement change from 472.4 x 660 x 577.4 x 677.4 acreage 7.49 ac. hi..to 676.2 x 469.4 x 660 x 577.4, acreage 7.51 ac. hi..for 1993: 2-22-93 lbs.

LINE#22--By re-survey plat CK-157 acreage and measurement change from 472.4 x 660 x 577.4 x 677.4 acreage 7.49 ac. hi..to 676.2 x 469.4 x 660 x 577.4, acreage 7.51 ac. hi..for 1993: 2-22-93 lbs.

APPENDIX 19.3
REGULATORY RECORDS DOCUMENTATION

(PROVIDED ON ATTACHED CD)

APPENDIX 19.4
HISTORICAL RESEARCH DOCUMENTATION

CITY OF NORTH CHARLESTON FIRE DEPARTMENT

A ☐ Delete ☐ Change ☐ No Activity **NFIRS - 1 Basic**

FDID State Incident Date Station Incident Number Exposure

B Location ☐ Check this box to indicate that the address for this incident is provided on the Wildland Fire Module in Section B "Alternative Location Specification." Use only for Wildland fires. Census Tract -

☐ Street address

☐ Intersection Number/Milepost Prefix Street or Highway Street Type Suffix

☐ In front of

☐ Rear of Apt./Suite/Room City State Zip Code

☐ Adjacent to

☐ Directions

Cross street or directions, as applicable

C Incident Type ☐ Gasoline or other flammable liquid

Incident Type

D Aid Given or Received

1 ☐ Mutual aid received

2 ☐ Automatic aid recvd.

3 ☐ Mutual aid given

4 ☐ Automatic aid given

5 ☐ Other aid given

N ☐ None

Their FDD

Their State

Their incident Number

E1 Dates & Times

Check boxes if dates are the same as Alarm Date.

Month Day Year Hour Min

Alarm

ARRIVAL required, unless canceled or did not arrive

Arrival

CONTROLLED optional, except for wildland fires

Controlled

LAST UNIT CLEARED, required except for wildland fires

Last Unit Cleared

E2 Shifts & Alarms

Local Option

Shift or patrol Arms District

E3 Special Studies

Local Option

Special Study ID#

Special Study Value

F Actions Taken

☐ Hazardous materials spill control and confinement

Primary Action Taken (1)

☐ Information, investigation & enforcement, other

Additional Action Taken (2)

Additional Action Taken (3)

G1 Resources

☐ Check this box and skip this section if an Apparatus or Personnel form is used

Apparatus Personnel

Suppression

EMS

Other

☐ Check box if resource counts include aid received resources.

G2 Estimated Dollar Losses & Values

LOSSES: Required for all fires if known. Optional for non fires. None

Property \$

Contents \$

PRE-INCIDENT VALUE: Optional

Property \$

Contents \$

Completed Modules

- ☐ Fire-2
- ☐ Structure-3
- ☐ Civilian Fire Cas.-4
- ☐ Fire Serv. Casualty-5
- ☐ EMS-6
- ☐ HazMat-7
- ☐ Wildland Fire-8
- ☐ Apparatus-9
- ☐ Personnel-10
- ☐ Arson-11

H1 Casualties

☐ None

Deaths Injuries

Fire Service

Civilian

H2 Detector

Required for confined fires.

1 ☐ Detector alerted occupants

2 ☐ Detector did not alert them

U ☐ Unknown

H3 Hazardous Materials Release**I Mixed Use Property****J Property Use Structures**

599

Business office

K1 Person/Entity Involved

Local Option

Business name (if applicable)

Area Code

Phone Number

☐ Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name MI Last Name Suffix
 Number Prefix Street or Highway Street Type Suffix
 Post Office Box Apt./Suite/Room City
 State Zip Code

☐ More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.

K2 Owner

Local Option

☐ Same as person involved? Then check this box and skip the rest of this section.

Business name (if applicable)

Area Code

Phone Number

☐ Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name MI Last Name Suffix
 Number Prefix Street or Highway Street Type Suffix
 Post Office Box Apt./Suite/Room City
 State Zip Code



Remarks:

Local Option

Narrative Title: Narrative From CAD

Date Entered: 10/29/2010 10:27:45 AM

CONC 2010186375

Complaint Type: 1072L - NATURAL/PROPANE

GAS LEAK

Caller Name: C221

Officer ID: MOB.R203, Officer Name: R203, R203

I [10/29/2010 10:27:39 : pos19 :

DINGLED]

Landmark: N75 CITY HALL BLDG

Cross streets: MALL DR//N. CHAS CITY HALL

25 PUMPS ADV GAS LEAK

Fire Module Required?

Check the box that applies and then complete the additional Fire mod. based on Incident Type as follows:

- ☐ Buildings 111
☐ Special structure 112
☐ Confined 113-118
☐ Mobile Property 120-123
☐ Vehicle 130-138
☐ Vegetation 140-143
☐ Outside rubbish fire 151-155
☐ Special outside fire 161-164
☐ Crop fire 170-173

Complete Fire & Structure
 Complete Fire Mod. & the 1
 block on Structure Module
 Complete Basic Module
 Complete Fire Module
 Complete Fire Module
 Complete Fire or Wildland
 Complete Basic Module
 Complete Fire Module
 Complete Fire Module



ITEMS WITH A

★ MUST ALWAYS BE COMPLETED!

☐ More remarks? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.

M Authorization

F70

ROSE, LAURIE L

Captain

ENG 203

10

29

2010

Check box if same as Officer in charge. ☐

Officer in charge ID

Signature

Position or rank

Assignment

Month

Day

Year

Member making report ID

Signature

Position or rank

Assignment

Month

Day

Year

CITY OF NORTH CHARLESTON FIRE DEPARTMENT

A	FDID <input type="text" value="10308"/>	State <input type="text" value="SC"/>	Incident Date MM <input type="text" value="10"/> DD <input type="text" value="29"/> YYYY <input type="text" value="2010"/>	Station <input type="text" value="7"/>	Incident Number <input type="text" value="107382"/>	Exposure <input type="text" value="0"/>	<input type="checkbox"/> Delete <input type="checkbox"/> Change	NFIRS - 9 Apparatus or Resources
----------	---	---------------------------------------	---	--	---	---	--	---

B Apparatus or Resource <small>Use codes listed below</small>	Dates and Times <small>Check if same date as alarm date</small> Month Day Year Hours/Min	Sent <input checked="" type="checkbox"/>	Number of People <input type="checkbox"/>	Use <small>Check ONE box for each apparatus to indicate its main use at the incident.</small> <input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	Actions Taken
1 ID <input type="text" value="E203"/> Type <input type="text" value="11"/>	Dispatch <input type="checkbox"/> 10/29/2010 10:28:49 Arrival <input type="checkbox"/> 10/29/2010 10:32:37 Clear <input checked="" type="checkbox"/> 10/29/2010 10:35:30	<input checked="" type="checkbox"/>	<input type="text" value="3"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	44 80
2 ID <input type="text"/> Type <input type="text"/>	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
3 ID <input type="text"/> Type <input type="text"/>	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
4 ID <input type="text"/> Type <input type="text"/>	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
5 ID <input type="text"/> Type <input type="text"/>	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
6 ID <input type="text"/> Type <input type="text"/>	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
7 ID <input type="text"/> Type <input type="text"/>	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
8 ID <input type="text"/> Type <input type="text"/>	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
9 ID <input type="text"/> Type <input type="text"/>	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	

Type of Apparatus or Resource Ground Fire Suppression 11 Engine 12 Truck or aerial 13 Quint 14 Tanker & pumper combination 16 Brush truck 17 ARF (Aircraft Rescue and Firefighting) 10 Ground fire suppression, other Heavy Ground Equipment 21 Dozer or plow 22 Tractor 24 Tanker or tender 20 Heavy equipment, other	Aircraft 41 Aircraft: fixed wing tanker 42 Helitanker 43 Helicopter 40 Aircraft, other Marine Equipment 51 Fire boat with pump 52 Boat, no pump 50 Marine apparatus, other Support Equipment 61 Breathing apparatus support 62 Light and air unit 60 Support apparatus, other	Medical & Rescue 71 Rescue unit 72 Urban search & rescue unit 73 High angle rescue unit 75 BLS unit 76 ALS unit 70 Medical and rescue unit, other Other 91 Mobile command post 92 Chief officer car 93 HazMat unit 94 Type 1 hand crew 95 Type 2 hand crew 99 Privately owned vehicle 00 Other apparatus/resource	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> More apparatus? Use additional sheets. </div> NN None UU Undetermined
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CITY OF NORTH CHARLESTON FIRE DEPARTMENT

A FDID <input type="text" value="10308"/> <input checked="" type="checkbox"/> Star State <input type="text" value="SC"/> <input checked="" type="checkbox"/> Star Incident Date <input type="text" value="2"/> <input type="text" value="23"/> <input type="text" value="2002"/> <input checked="" type="checkbox"/> Star Station <input type="text" value="03"/> <input checked="" type="checkbox"/> Star Incident Number <input type="text" value="020807"/> <input checked="" type="checkbox"/> Star Exposure <input type="text" value="0"/> <input checked="" type="checkbox"/> Star		<input type="checkbox"/> Delete <input type="checkbox"/> Change <input type="checkbox"/> No Activity <div style="border: 1px solid black; padding: 2px; text-align: center;"> NFIRS - 1 Basic </div>	
B Location <input checked="" type="checkbox"/> Star <input type="checkbox"/> Check this box to indicate that the address for this incident is provided on the Wildland Fire Module in Section B "Alternative Location Specification". Use only for Wildland fires.			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Street address <input type="text" value="4900"/> <input type="checkbox"/> Intersection <input type="text" value="LACROSS"/> <input type="checkbox"/> In front of <input type="text"/> <input type="checkbox"/> Rear of <input type="text"/> <input type="checkbox"/> Adjacent to <input type="text"/> <input type="checkbox"/> Directions <input type="text"/> </div> <div style="width: 50%;"> Census Tract <input type="text"/> RD <input type="text"/> Street Type <input type="text"/> Suffix <input type="text"/> City <input type="text" value="NORTH CHARLESTON"/> State <input type="text" value="SC"/> Zip Code <input type="text" value="29418"/> Cross street or directions, as applicable <input type="text"/> </div> </div>			
C Incident Type <input checked="" type="checkbox"/> Star <input type="text" value="413"/> <input type="checkbox"/> Oil or other combustible liquid spill Incident Type <input type="text"/>		E1 Dates & Times <input checked="" type="checkbox"/> Star Midnight is 0000 Month <input type="text" value="2"/> Day <input type="text" value="23"/> Year <input type="text" value="2002"/> Hour <input type="text" value="19"/> Min <input type="text" value="18"/> Sec <input type="text" value="45"/> Check boxes if dates are the same as Alarm Date Alarm <input checked="" type="checkbox"/> Star Arrival <input checked="" type="checkbox"/> Star Controlled <input type="checkbox"/> Last Unit Cleared <input checked="" type="checkbox"/> Star	
D Aid Given or Received <input checked="" type="checkbox"/> Star 1 <input type="checkbox"/> Mutual aid received 2 <input type="checkbox"/> Automatic aid recv. 3 <input type="checkbox"/> Mutual aid given 4 <input type="checkbox"/> Automatic aid given 5 <input type="checkbox"/> Other aid given N <input checked="" type="checkbox"/> None		E2 Shifts & Alarms <input checked="" type="checkbox"/> Star Local Option <input type="text"/> Shift or patrol <input type="text" value="1"/> Alarms <input type="text" value="3"/> District <input type="text"/> E3 Special Studies <input checked="" type="checkbox"/> Star Local Option <input type="text"/> Special Study ID# <input type="text"/> Special Study Value <input type="text"/>	
F Actions Taken <input checked="" type="checkbox"/> Star <input type="text" value="43"/> <input type="checkbox"/> Hazardous materials spill control and confinement Primary Action Taken (1) <input type="text"/> Additional Action Taken (2) <input type="text"/> Additional Action Taken (3) <input type="text"/>		G1 Resources <input checked="" type="checkbox"/> Star <input type="checkbox"/> Check this box and skip this section if an Apparatus or Personnel form is used Apparatus <input type="text" value="0"/> Personnel <input type="text" value="0"/> Suppression <input type="text" value="0"/> EMS <input type="text" value="0"/> Other <input type="text" value="1"/> <input type="text" value="2"/> <input type="checkbox"/> Check box if resource counts include aid received resources	
G2 Estimated Dollar Losses & Values <input checked="" type="checkbox"/> Star LOSSES: Required for all fires if known. Optional for non fires. None Property \$ <input type="text"/> , <input type="text"/> , <input type="text"/> <input type="checkbox"/> Contents \$ <input type="text"/> , <input type="text"/> , <input type="text"/> <input type="checkbox"/> PRE-INCIDENT VALUE: Optional Property \$ <input type="text"/> , <input type="text"/> , <input type="text"/> <input type="checkbox"/> Contents \$ <input type="text"/> , <input type="text"/> , <input type="text"/> <input type="checkbox"/>			
Completed Modules <input type="checkbox"/> Fire-2 <input type="checkbox"/> Structure-3 <input type="checkbox"/> Civilian Fire Cas.-4 <input type="checkbox"/> Fire Serv. Casualty-5 <input type="checkbox"/> EMS-6 <input type="checkbox"/> HazMat-7 <input type="checkbox"/> Wildland Fire-8 <input checked="" type="checkbox"/> Apparatus-9 <input checked="" type="checkbox"/> Personnel-10 <input type="checkbox"/> Arson-11		H1 Casualties <input type="checkbox"/> None Deaths <input type="text"/> Injuries <input type="text"/> Fire Service <input type="text" value="0"/> <input type="text" value="0"/> Civilian <input type="text" value="0"/> <input type="text" value="0"/> H2 Detector <input checked="" type="checkbox"/> Star Required for confined fires 1 <input type="checkbox"/> Detector alerted occupants 2 <input type="checkbox"/> Detector did not alert them 0 <input type="checkbox"/> Unknown	
H3 Hazardous Materials Release <input type="text"/> <input type="text"/>		Mixed Use Property <input type="text" value="NN"/> <input type="text"/> Not mixed use	
J Property Use <input checked="" type="checkbox"/> Star Structures <div style="display: flex; justify-content: space-between; height: 100px;"> <div style="width: 45%; border: 1px solid black; padding: 5px;"> <input type="text" value="965"/> </div> <div style="width: 50%; border: 1px solid black; padding: 5px;"> Vehicle parking area </div> </div>			

K1 Person/Entity Involved

Local Option

CITY OF NORTH CHARLESTON

Business name (if applicable)

843 - 554 - 5700
Area Code Phone Number

- ☐ Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name MI Last Name Suffix
Number Prefix Street or Highway Street Type Suffix
Post Office Box Apt./Suite/Room City
State Zip Code

- ☐ More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.

K2 Owner

Local Option

- ☐ Same as person involved? Then check this box and skip the rest of this section.

CITY OF NORTH CHARLESTON

Business name (if applicable)

843 - 554 - 5700
Area Code Phone Number

- ☐ Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name MI Last Name Suffix
Number Prefix Street or Highway Street Type Suffix
Post Office Box Apt./Suite/Room City
State Zip Code



Remarks:

Local Option

Narrative Title: Narrative From CAD

Date Entered: 2/23/2002 7:36:50 PM

045

CONC 2002020502

Complaint Type: C3F - FIRE DEPARTMENT ASSISTANCE

Caller Name:

[02/23/2002 19:19:55 : TNETTLES]

IN REF TO AN OIL SPILL AT THE GAS PUMPS

Fire Module Required?

Check the box that applies and then complete the additional Fire mod. based on Incident Type as follows:

- | | |
|---|--|
| <input type="checkbox"/> Buildings 111 | Complete Fire & Structure
Complete Fire Mod. & the 1
block on Structure Module |
| <input type="checkbox"/> Special structure 112 | |
| <input type="checkbox"/> Confined 113-118 | Complete Basic Module |
| <input type="checkbox"/> Mobile Property 120-123 | |
| <input type="checkbox"/> Vehicle 130-138 | Complete Fire Module |
| <input type="checkbox"/> Vegetation 140-143 | |
| <input type="checkbox"/> Outside rubbish fire 151-155 | Complete Fire or Wildland |
| <input type="checkbox"/> Special outside fire 161-164 | |
| <input type="checkbox"/> Crop fire 170-173 | Complete Basic Module |
| | Complete Fire Module |



ITEMS WITH A ★ MUST ALWAYS BE COMPLETED!

- ☐ More remarks? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.

M AuthorizationCheck box if same as Officer in charge ☐

F192

Officer in charge ID

HASTING, DAN Y

Signature

FIREFIGHTER

Position or rank

SER-3

Assignment

2

Month

23

Day

2002

Year

F35

Member making report ID

DICKERSON, JAMES T

Signature

Captain

Position or rank

ENG-3

Assignment

2

Month

23

Day

2002

Year

CITY OF NORTH CHARLESTON FIRE DEPARTMENT

A	FD # 10308	State SC	MM 2	DD 23	YYYY 2002	Station 7	Incident Number 020807	Exposure 0	<input type="checkbox"/> Delete <input type="checkbox"/> Change	NFIRS - 9 Apparatus or Resources
----------	------------	----------	------	-------	-----------	-----------	------------------------	------------	--	---

B Apparatus or Resource <small>Use codes listed below</small>	Dates and Times <small>Check if same date as alarm date</small> Month Day Year Hours/Min	Sent <input checked="" type="checkbox"/>	Number of People <input type="checkbox"/>	Use <small>Check ONE box for each apparatus to indicate its main use at the incident</small> <input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	Actions Taken
1 ID SER3 Type 60	Dispatch <input type="checkbox"/> 2 23 2002 19:19:00 Arrival <input type="checkbox"/> 2 23 2002 19:25:43 Clear <input type="checkbox"/> 2 23 2002 19:34:24	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	43
2 ID Type	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
3 ID Type	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
4 ID Type	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
5 ID Type	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
6 ID Type	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
7 ID Type	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
8 ID Type	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	
9 ID Type	Dispatch <input type="checkbox"/> Arrival <input type="checkbox"/> Clear <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	

Type of Apparatus or Resource Ground Fire Suppression 11 Engine 12 Truck or aerial 13 Quint 14 Tanker & pumper combination 16 Brush truck 17 ARF (Aircraft Rescue and Firefighting) 10 Ground fire suppression, other Heavy Ground Equipment 21 Dozer or plow 22 Tractor 24 Tanker or tender 20 Heavy equipment, other	Aircraft 41 Aircraft: fixed wing tanker 42 Helitanker 43 Helicopter 40 Aircraft, other Marine Equipment 51 Fire boat with pump 52 Boat, no pump 50 Marine apparatus, other Support Equipment 61 Breathing apparatus support 62 Light and air unit 60 Support apparatus, other	Medical & Rescue 71 Rescue unit 72 Urban search & rescue unit 73 High angle rescue unit 75 BLS unit 76 ALS unit 70 Medical and rescue unit, other Other 91 Mobile command post 92 Chief officer car 93 HazMat unit 94 Type 1 hand crew 95 Type 2 hand crew 99 Privately owned vehicle 00 Other apparatus/resource
--	--	---

More apparatus?
Use additional sheets.

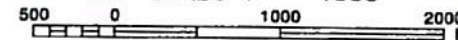
NN None
UU Undetermined

NFIRS-9 Revision 11/17/98



APPROXIMATE SCALE

MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
CHARLESTON COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 285 OF 855

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS

COMMUNITY	NUMBER	PANEL	FIRM
CHARLESTON COUNTY	45040	0285	J
NORTH CHARLESTON, CITY OF	45040	0285	J

Notes to User: The MAP NUMBER shown below should be used when making rate entries. The COMMUNITY NUMBER shown below should be used on Insurance applications for the subject community.

MAP NUMBER
45019C0295J

EFFECTIVE DATE:
NOVEMBER 17, 2004



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It

City Directory Search															
Project Code:		nchs00412													
Street Searched:		Mall Drive													
Subject Site Address:		4900 Lacross Road													
Street Address	Facility	11	05'	00'	96'	90'	85'	80'	75'	70'	68'	61'	55'	50'	
2401	Charles Towne Square Mall			x	x	x	x	x							
2415	Courtyard - North Charleston	x	x												
	Mariott International			x											
2420	Corporate Square I-business office	x	x	x	x	x	x								
2430	Summit Corporate Center-business off.		x	x	x	x									
2440	Summit Corporate Offices-business off.	x	x	x	x	x									
2470	Mall Drive Office Park	x	x	x	x										
2701	Montgomery Ward Auto Center					x	x								
	Firestone Tire Service Center						x								

City Directory Search

Project Code: nchs00412
 Street Searched: Montague
 Subject Site Address: 4900 Lacross Road

Street Address	Facility	11	05'	00'	96'	90'	85'	80'	75'	70'	68'	61'	55'	50'
2936	Macks Fina Service Sta							x						
	Admaar Fina Service Sta								x					
2941	Blue Water Service Station	x												
	Exxon Station		x											
	Hess Mart			x										
	Centre Point Exxon					x								
	Russ' Exxon						x	x	x					
	Carters Esso									x				
2957	Kangaroo Express	x												
	Palmetto Oil of Charleston		x											
	Ashley Montgomery Service Sta			x										
	Ashley Truck Rental & Service Sta				x	x	x							
	Montague Shell Service Ctr.							x	x					
2988	Kwik Fill Service Sta				x									
	Petro Pantry					x								
	Fina Gas Sta						x							

City Directory Search

Project Code:	nchs00412
Street Searched:	Lacross Road
Subject Site Address:	4900 Lacross Road

[illegible]

APPENDIX 19.5
AERIAL PHOTOGRAPHS



Aerial Source: Environmental Data Resources

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

1957
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.





Aerial Source: Environmental Data Resources

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

1961
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.





Aerial Source: Environmental Data Resources

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

1968
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.





Aerial Source: Environmental Data Resources

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

1971
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.





Aerial Source: Environmental Data Resources

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

1973
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.





Aerial Source: Environmental Data Resources

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

1983
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.



750'



Aerial Source: Environmental Data Resources

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

1989
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.





Aerial Source: South Carolina Department of Natural Resources

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

1994
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.





Aerial Source: South Carolina Department of Natural Resources

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

1999
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.





Aerial Source: South Carolina Department of Natural Resources

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

2006
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.





Aerial Source: United States Department of Agriculture Geospatial Data Gateway

Legend

 The Property



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER N. CHARLESTON CITY HALL
4900 LACROSS ROAD
NORTH CHARLESTON, SOUTH CAROLINA
PROJECT CODE: NCHS00412

2011
AERIAL PHOTOGRAPHY

GEL Engineering, LLC
a Member of THE GEL GROUP, INC.



APPENDIX 19.6
SANBORN FIRE INSURANCE MAPS

Old N. Charleston City Hall

4900 Lacross Road

Charleston, SC 29406

Inquiry Number: 3297243.3

April 05, 2012

Certified Sanborn® Map Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

4/05/12

Site Name:

Old N. Charleston City Hall
4900 Lacross Road
Charleston, SC 29406

Client Name:

GEL Engineering, LLC
2040 Savage Road
Charleston, SC 29407



Environmental Data Resources Inc

EDR Inquiry # 3297243.3

Contact: Reggie Reeves

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by GEL Engineering, LLC were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Old N. Charleston City Hall
Address: 4900 Lacross Road
City, State, Zip: Charleston, SC 29406
Cross Street:
P.O. # nchs00412
Project: Old City Hall ESA
Certification # F8A1-40E7-94CA



Sanborn® Library search results
Certification # F8A1-40E7-94CA

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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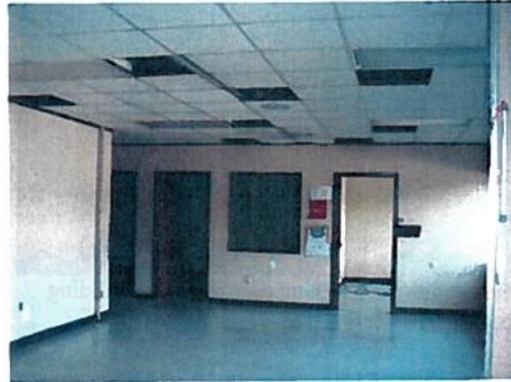
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APPENDIX 19.7
PHOTOGRAPHS

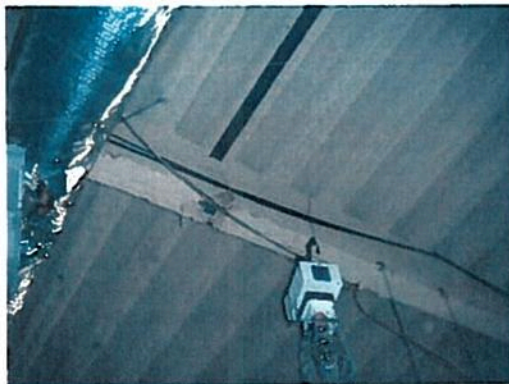
Photographs



Photograph 1: View of former North Charleston City Hall building occupying the 4900 Lacross Road property.



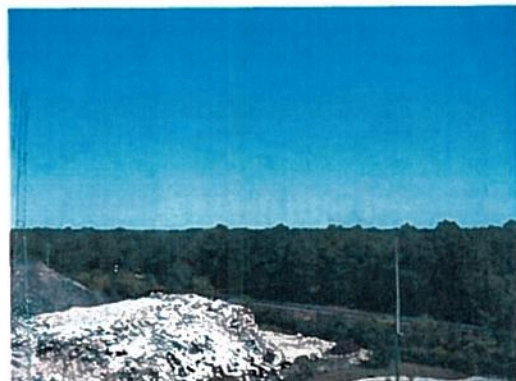
Photograph 2: Typical view of interior rooms.



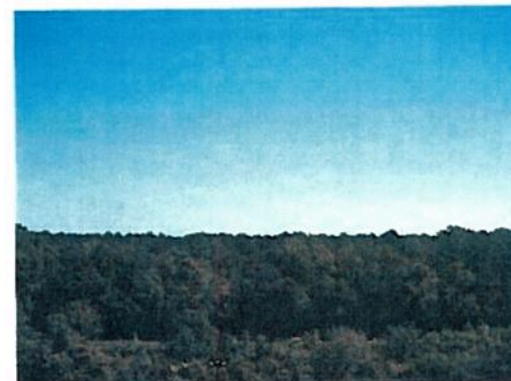
Photograph 3: View of exposed decking, girders, and fire insulation.



Photograph 4: View of building roof.



Photograph 5: Looking north from the building roof towards the adjacent Sanders Brothers site.



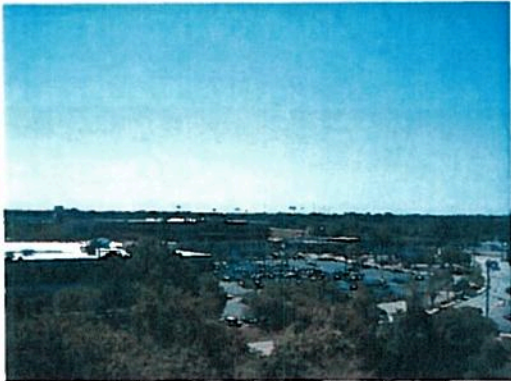
Photograph 6: Looking northeast from the building roof toward the NS Rwy right of way and undeveloped properties.



Photograph 7: Looking east from the building roof toward Mall Drive.



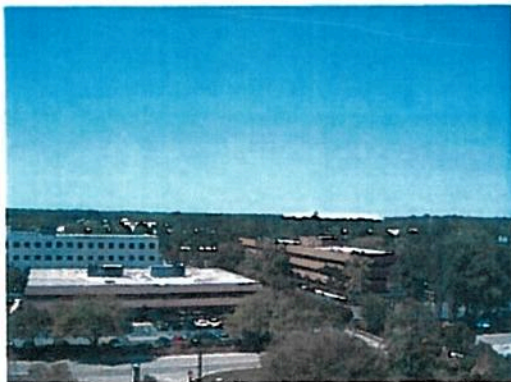
Photograph 8: Looking southeast from the building roof toward commercial buildings.



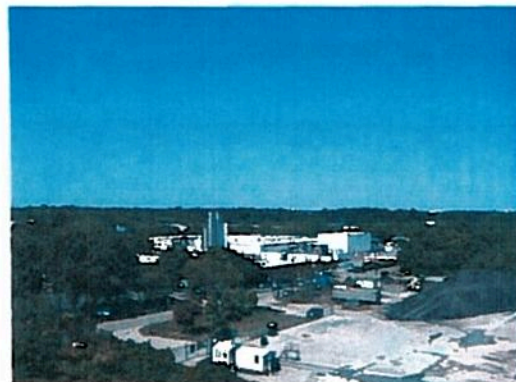
Photograph 9: Looking south from the building roof toward adjacent commercial buildings.



Photograph 10: Looking southwest from the building roof toward adjacent commercial buildings.



Photograph 11: Looking west from the building roof towards commercial buildings.



Photograph 12: Looking northwest from the building roof towards the Sanders Brothers site and the Borden Dairy (former Coburg Dairy).



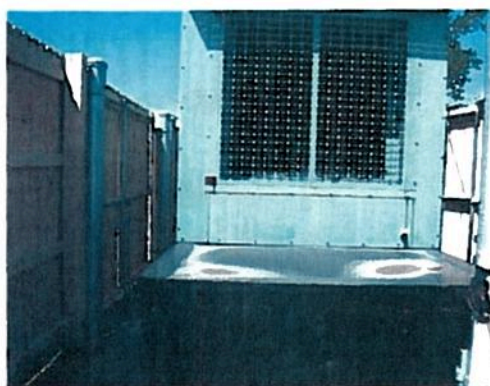
Photograph 13: Overhead view of the onsite UST system as seen from the building roof.



Photograph 14: View of the three 4,000-gallon gasoline USTs.



Photograph 14: Typical view of one of five onsite groundwater monitoring wells.



Photograph 14: View of onsite emergency generator with 1,700-gallon integral diesel fuel AST.



Photograph 14: View of the dispenser island located in the northern portion of the property.



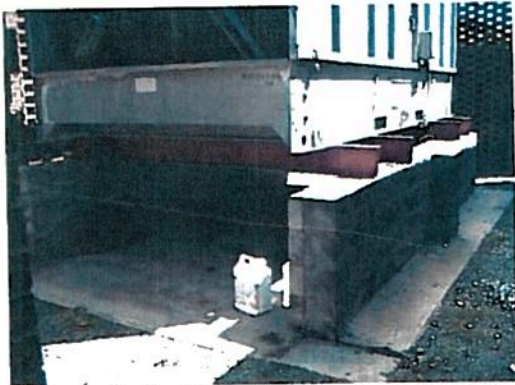
Photograph 14: View of pole-mounted transformer located along northern property line.



Photograph 13: View of pad mounted transformer located at the northwestern corner of the onsite building.



Photograph 14: View of natural gas meter located at the northwestern corner of the onsite building.



Photograph 14: View of cooling tower located to the north of the onsite building and containers of suspected algaecide.



Photograph 14: View of power line right of way paralleling the eastern property line.

APPENDIX 19.8
INTERVIEW DOCUMENTATION

RECORD OF COMMUNICATION		
Communication with: Deputy Chief Kyle Minick		Of: North Charleston Fire Department
Location: North Charleston, SC		Phone: 843-740-2619
Communication via: E-mail	Recorded By: Lewis E. Hill	Of: GEL
At:		On:
Re: Potential RECs		
Summary of Communication: Chief Minick was contacted regarding responses by the City of North Charleston Fire Department to any fires, spills, or hazardous-materials incidents at the 4900 Lacross Road Property or adjoining properties. Chief Minick provided a list of incidences in which the Department of responded. Of the responses, two involved petroleum or oil. The majority of the responses by the Department were for vehicular incidences, EMS response, bomb threats (no bombs), electrical issues, or odd odors. However, the Department responded to one incidence involving a propane leak and another involving the spillage of oil at the fuel pumps. The reports are outlined in Section 5.2 and are not considered RECs.		Conclusions: RECs were not indicated.

RECORD OF COMMUNICATION		
Communication with: Joel Padgett		Of: SCDHEC – UST Division
Location: Columbia, SC		Phone: 803-896-6398
Communication via: Telephone	Recorded By: Lewis E. Hill	Of: GEL
At: 0930		On: April 11, 2012
Re: Potential RECs		
Summary of Communication: Joel Padgett was interviewed regarding his knowledge of the releases at the City of North Charleston property located at 4900 Lacross Road and the adjacent Sanders Brothers Construction Company, Inc. site located at 4970 Lacross Road. Mr. Padgett confirmed that the onsite release has been delineated and closed with the issuance of an NFA letter. He confirmed that groundwater flows to the east towards a creek. He confirmed that the release at the adjacent Sanders Brothers site remains open and that groundwater monitoring is conducted periodically. He stated that groundwater flows radially and that the closest receptor is a pond located to the north of the Sanders Brothers site. He added that free phase petroleum hydrocarbons consisting of a sheen has been detected in one of the wells on that property.		Conclusions: RECs were indicated.